K 2345

For and in consideration of the sum of $ 10.00 - - - - -
TEN AND NO/100 - - - - - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, We, J. Fred Hathcock, Jr. and wife, Avon W. Hathcock, - -

have bargained and sold, and by these presents do transfer and convey unto the said James H. Yeaman and wife, Sara E. Yeaman,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 76 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County.

Said Lot 76 fronts 78 feet on the southwesterly side of Amherst Drive and runs back 155.2 feet on the northerly line and 157.3 feet on the southerly line, to a dead line, measuring 78.1 feet thereon.

Being part of the property conveyed to J. Fred Hathcock, Jr. by deed from Herschel Greer, of record in Book 2277, page 489, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Yeaman and wife, Sara E. Yeaman, their heirs and assigns, forever.

And we do covenant with the said grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except by 1955 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of March, 1955.

J. Fred Hathcock, Jr.

Avon W. Hathcock

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named J. Fred Hathcock, Jr. and wife, Avon W. Hathcock, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 1955.

My commission expires April 23, 1958.

L. D. Richards
Notary Public

WARRANTY DEED
G-10043 - mk
FROM J. FRED HATHCOCK, JR. ET UX
TO JAMES H. YEAMAN ET UX
49604
REGISTER'S OFFICE
FILED FOR RECORD AND RECORDED
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record 9 day
MAR 1955
at 11 o'clock A.M. and recorded in Book 2293 Page 548
Fee $1.00
WITNESS P. [illegible]
Deputy Register
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 549