K 2436

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9250.00

WARRANTY DEED Form 1091 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

Ten and No/100 DOLLARS

Cash in hand paid by Marion Hoke, unmarried, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We Cora Louise Wood and husband, Earl E. Wood, and Minnie Ellers and Mary Ellers

have bargained and sold, and by these presents do transfer and convey unto the said Marion Hoke his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 17 on the Plan of Sharondale Subdivision, as of record in Book 332, page 119, Register's Office for said County, described as follows:
Beginning at a stake in the north margin of Sharondale Drive, 65 feet east of the southwest corner of Lot No. 17; thence north 54 degrees east 175 feet to a stake; thence north 31½ degrees west 50 feet to a post in the common line between Lots No. 17 and 18; thence with said line in a southwesterly direction 200 feet to the north margin of Sharondale Drive; thence easterly along the northerly margin of said Drive 65 feet to the point of beginning.
Included in the above but excluded therefrom is a strip of land over and across the property above described which Caroline G. Kimbrough agreed to convey when called upon to the County of Davidson, State of Tennessee, for a public road as now located by the Davidson County, Highway Commission through the engineers or agents, the said strip of land being 93 feet in length, containing 0.01 acre, more or less, and more particularly described as follows:
A strip of land from Station 10/-12 to Station 11/-05 average width 6 feet extending 25 feet on the right of the center line.
Being the same property conveyed to Cora Louise Wood and husband, Earl E. Wood, and Minnie Ellers, and Mary Ellers, by deed from G. B. Harris III, and wife, Ruth E. Harris, of record in Book 1172, page 157, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marion Hoke his heirs and assigns, forever.

And we do covenant with the said Marion Hoke 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. And We, Cora Louise Wood and husband Earl E. Wood and Minnie Ellers / and Mary Ellers do further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marion Hoke his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 3rd day of June, 1955.

Cora Louise Wood
Cora Louise Wood

Earl E. Wood
Earl E. Wood

Minnie Ellers
Minnie Ellers

Mary Ellers
Mary Ellers

STATE OF FLORIDA
~~TENNESSEE~~
~~Davidson~~ County
Broward

Personally appeared before me, Glenna H. Powell, a Notary Public in and for said County and State, the within named Cora Louise Wood and husband Earl E. Wood

the bargainors, 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 Ft. Lauderdale, ~~Tennessee~~ Florida, this 9th day of June, 1955.

Commission expires _____

Glenna H. Powell
Notary Public

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