K 2451

WARRANTY DEED

For and in consideration of the sum of 10.00

TEN AND NO/100- -DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Alfred Hibdon and wife, Pauline Hunter Hibdon

have bargained and sold, and by these presents do transfer and convey unto the said Vance Burton Mosley, Jr. and wife, Jane Ouita Mosley, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th, 15th, formerly the District of said County, being parts of Lots Nos. 1 and 2 of George C. Waters, Second Addition, as of record in Book 161, page 172, R.O.D.C., Tennessee, more particularly described as follows:

Beginning at a point, being the intersection of the southerly margin of Rosebank Avenue, with the easterly margin of the right-of-way of the Louisville and Nashville Railroad; thence with the southerly margin of said Rosebank Avenue, eastwardly 105 feet; thence southerly and perpendicular to said southerly margin of said avenue, 160 feet to an alley in the rear; thence westwardly with said alley 53 feet 8 inches to the intersection of said alley with the easterly margin of said railroad right-of-way; thence northerly, with said easterly margin of said right-of-way, 171 feet to the point of beginning.
Being the same property conveyed to Alfred Hibdon and wife, by deed from Earl S. Smith, of record in Book 2340, page 633, R.O.D.C., 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 Vance Burton Mosley, Jr. and wife, Jane Ouita Mosley their heirs and assigns, forever.

And we do covenant with the said Vance Burton Mosley, Jr. and wife, Jane Ouita Mosley 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 1955 taxes which have been prorated and are here assumed by the purchasers.

And we, Alfred Hibdon and wife, Pauline Hunter Hibdon do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Vance Burton Mosley, Jr. and wife, Jane Ouita Mosley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of September, 1955

Alfred Hibdon

Pauline Hunter Hibdon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nola Vandergriff, a Notary Public in and for said County and State, the within named Alfred Hibdon and wife, Pauline Hunter Hibdon

the bargainor S, 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 office, this 27th day of September

Commission expires Commission Expires Jan. 25, 1958

Nola Vandergriff
Notary Public

PERRY & PARKER CO., NASHVILLE

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