K 2452

WARRANTY DEED

**For and in consideration of the sum of** Ten and No/100 ---------------------------------

---------------------($10.00)--------------------------- **DOLLARS**

Cash in hand paid by Oliver L. Hambrick and wife, Frankie C. Hambrick, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, Louis Seay and wife, Mattie Bell Seay,

______ **have bargained and sold, and by these presents do transfer and convey unto the said** Oliver L. Hambrick and wife, Frankie C. Hambrick,

their **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 Northerly 32 feet of Lots 54 and 55 Plan of Harding's First Addition to Nashville, as of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, and more particular described as follows: Beginning at a point at the intersection of the Easterly margin of 14th Avenue North, and the Southerly margin of Phillips Street, running thence with the Southerly margin of Phillips Street North 63°30' East 108 feet to the common corner of Lots 53 and 54 on above Plan. Passing the common corner of Lots 54 and 55 at 54 feet, thence South 28° East with the common Lot Line of Lots 53 and 54, 32 feet to a stake, thence South 63° 30' West 108 feet to the Easterly margin of 14th Avenue North, passing common Lot line of Lots 54 and 55 at 54 feet, thence with the Easterly margin of 14th Avenue North 32 feet to the point of beginning.
Allin accordance with survey and Plat by Norris H. Hickerson, dated August 18, 1953.
Being the same property conveyed to Louis Seay and wife, Mattie Bell Seay, by deed from Oliver L. Hambrick and wife, Frankie C. Hambrick, of record in Book 2195, page 130, 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** Oliver L. Hambrick and wife, Frankie C. Hambrick,
their **heirs and assigns, forever.**

**And** We **do covenant with the said** Oliver L. Hambrick and wife, Frankie C. Hambrick,
**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, Louis Seay and wife, Mattie Bell Seay,
**do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Oliver L. Hambrick and wife, Frankie C. Hambrick,
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand**s **this** 28th **day of** September, **19**55



x Louis Seay
Louis Seay

x Mattie Bell Seay
Mattie Bell Seay

**STATE OF ~~TENNESSEE~~** Indiana
**~~Davidson~~ County** Marion

**Personally appeared before me,** James E. King ~~Louis Seay & Mattie B. Seay~~ **a Notary Public in and for said County and State, the within named** Louis Seay and Mattie Bell Seay

**the bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained**

**Witness my hand and official seal at office, this** 28 **day of** September, **19**55

**Commission expires** July 27, 1957

James E. King
**Notary Public**

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