K 2483

WARRANTY DEED G-4631 R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN*** DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JOHN P. HOFFMAN, JR., and wife, MARGARET MYATT HOFFMAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto A. J. SWEATT and wife, BETTY G. SWEATT, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 134 on the Plan of Horton Heights, Section VI, of record in Book 2133, page 34, Register's Office for said County.

Said Lot No. 134 fronts 204.7 feet on the northerly margin of Fleetwood Drive and extends back northwardly 279 feet on the easterly side and 292 feet on the westerly side to a dead line, which is a broken line, in the rear measuring 163.9 feet.

Being the same property conveyed to John P. Hoffman, Jr., and wife, Margaret Myatt Hoffman, by deed from Thomas C. Summers, Trustee, of record in Book 2344, page 427, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 15th day of November, 1955.

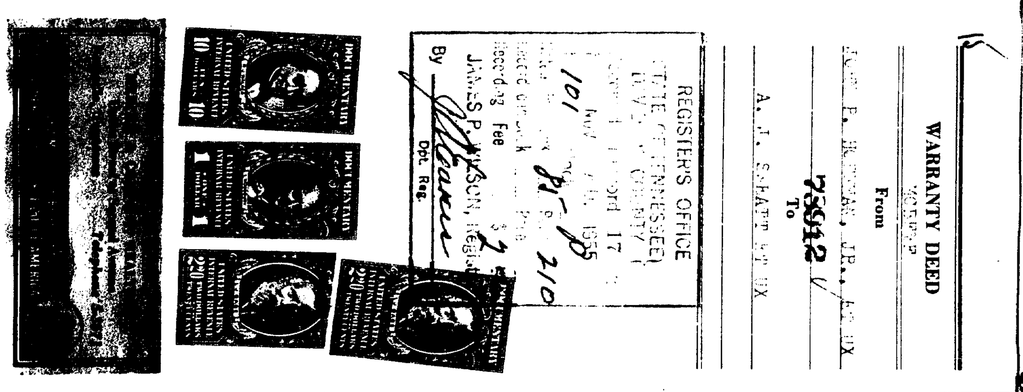
John P. Hoffman Jr.
Margaret Myatt Hoffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named John P. Hoffman, Jr., and wife, Margaret Myatt Hoffman, 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 Nashville, Tennessee, this, the 15th day of November, 1955.

[illegible]
Notary Public

My commission expires: August 26, 1959



G 224