K 2483

11.75

WARRANTY DEED Form 1061 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 Walter B. Adair [redacted]
and other good and valuable considerations, the receipt of which
is hereby acknowledged,

I Fannie Wharton Hitch

have bargained and sold, and by these presents do transfer and convey unto the said
Walter B. Adair [redacted]

~~Their~~ 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 southerly 50 feet front of Lot No. 34 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County, described as follows:

Beginning on the easterly margin of Oakland Avenue at the southwest corner of said Lot No. 34; thence with the easterly margin of said Avenue, northerly 50 feet to a point 9 feet southerly from the northwest corner of said lot; thence easterly parallel with and 9 feet southerly from the northerly line of said Lot, 170 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southerly 41.6 feet to the corner of Lots Nos. 34 and 33; thence westerly with the line between said two lots, 170 feet to the beginning.

Being the same property conveyed to J. P. Hitch, by deed from David Thompson and wife, of record in Book 652, page 136, said Register's Office, the said J. P. Hitch, having since died.

The same property devised to Fanny Wharton Hitch under the Will of John P. Hitch, deceased, of record in Will Book 49, Page 2.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter B. Adair, [redacted] ~~Their~~ His heirs and assigns, forever.

And I do covenant with the said Walter B. Adair [redacted] that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Fannie Wharton Hitch do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Walter B. Adair [redacted] ~~their~~ his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17 day of November, 19 55.

Fannie Wharton Hitch
Fannie Wharton Hitch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Wanda Lee Fisher, Jr., a Notary Public in and for said County and State, the within named Fannie Wharton Hitch, the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of November, 19 55.

Commission expires 11-2-59

Wanda Lee Fisher, Jr.
Notary Public

G 455