K 2497

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - ($10.00) - - - - - - - - -
Ten and No/100 - DOLLARS
Cash in hand paid by Julius Doochin and wife, Sonia A. Doochin, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, Porter Hyde and wife, Grace Hyde,

have bargained and sold, and by these presents do transfer and convey unto the said Julius Doochin and wife, Sonia A. Doochin,

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 part of Lot No. 31 on the Plan of Owens' Buena Vista Plan, as of record in Book 15, pages 10 and 11, Register's Office for said County, and being Lot No. 2 of an unrecorded Re-subdivision of a part of said lot and is described as follows:
Beginning on the west margin of 15th Avenue, North, 60 feet south of the southwest corner of said Avenue and McKinney Street, formerly Spring Street, thence south along said Avenue, 50 feet to the corner of Lots Nos. 2 and 3 in the unrecorded subdivision; thence west, parallel to the south margin of McKinney Street, 144 feet, more or less, to the east line of the Walter Brown Estate; thence northerly with his line 54 feet to a point 60 feet south of McKinney Street; thence east 111 feet, more or less, to the beginning.
Being the same property conveyed to Alex Hyde by deed from J. M. Montgomery and wife, Minnie B. Montgomery, of record in Book _____, page _____, 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 Julius Doochin and wife, Sonia A. Doochin, their heirs and assigns, forever.

And we do covenant with the said Julius Doochin and wife, Sonia A. Doochin, 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, Porter Hyde and wife, Grace Hyde,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Julius Doochin and wife, Sonia A. Doochin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of March 19 56.

Porter Hyde

Grace Hyde

G 601