K 2543

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) - DOLLARS cash in hand paid by T. Hammond Nowell and wife, Bernice S. Nowell, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the balance due on a note and vendor's lien dated October 21, 1948, which said vendor's lien is contained in a deed from George B. Sumner and wife, to Charles Carroll Hammack and wife, of record in Book 1646, page 568, Register's Office for Davidson County, Tennessee, we, Charles Carroll Hammack and wife, Helen Page Hammack,

have bargained and sold, and by these presents do transfer and convey unto the said T. Hammond Nowell and wife, Bernice S. Nowell, 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 part of Lot No. 24, all of Lots Nos. 25, 26 and 27 of Block 4, on the Courts of Belle Meade as of record in Book 547, page 141, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of LaSalle Court, at the corner of Lots Nos. 27 and 28; thence with the line between said two lots 145 feet to the corner of Lots 18, 19, 27 and 28; thence southwardly with the line between Lots 19, and 27, 20, 26, 21, 25, 22, and 24, 98 feet to a point 8 feet south of the southwest corner of Lot 25; thence eastwardly 140 feet, more or less, to a curve in the westerly margin of LaSalle Court; thence with said curve, northeastwardly 11 feet, more or less; thence northwardly with said Court 94 feet to the beginning.

Being the same property conveyed to Charles Carroll Hammack and wife, Helen Page Hammack by deed from George B. Sumner and wife, of record in Book 1646, page 568, said Register's Office.

This conveyance is subject to taxes for 1956, which are to be prorated, restrictions contained in an instrument of record in Book 775, page 28, and a vendor's lien of record in Book 1646, page 568, which said lien is being assumed by the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. Hammond Nowell and wife, Bernice S. Nowell, their heirs and assigns, forever.

And we do covenant with the said T. Hammond Nowell and wife, Bernice S. Nowell, 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 as herein set out.

And we, Charles Carroll Hammack and wife, Helen Page Hammack, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said T. Hammond Nowell and wife, Bernice S. Nowell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this [illegible] day of [illegible], 1956

Charles Carroll Hammack	T. Hammond Nowell
Helen Page Hammack	Bernice S. Nowell

STATE OF TENNESSEE
~~DAVIDSON COUNTY~~
RUTHERFORD COUNTY

Personally appeared before me, Jack Lee, a Notary Public in and for said County and State, the within named Charles Carroll Hammack and wife, Helen Page Hammack, the bargainors, 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 14 day of June, 1956

Jack Lee
Notary Public

Commission Expires My Commission Expires April [illegible]

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