K 2544

WARRANTY DEED G 109626 — 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,

H. H. HESTER and wife, LOUISE O. HESTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HARRIS J. BOOTH and wife, LUCILLE P. BOOTH, ###

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:

Being part of Lot No. 3 on the Unregistered Plan of the Subdivision of the Old Haysboro Lots, as shown on the Plan of Montague Park Subdivision, as of record in Book 421, page 141, Register's Office for said County, described according to a survey made on July 18, 1929, by S. M. McMurray Engineering Company, as follows:

BEGINNING on the southwesterly margin of Beach Avenue at a corner of the property conveyed to Melba Laurence Pryor by deed from Richard J. Poteet, Trustee, of record in Book 1422, page 296, said Register's Office; thence with the southwesterly margin of Beach Avenue northwestwardly 70 feet to the corner of Lots 3 and 4 on said plan; thence with the line between said two lots southwestwardly 80.8 feet; thence southeastwardly 70 feet; thence northeastwardly 82.7 feet to the beginning.

Being the same property conveyed to H. H. Hester and wife, Louise O. Hester, by deed from Byron N. Stehman, a widower, of record in Book 2333, page 399, Register's Office for said County.

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 2nd day of July 195 6.

W. H. Hester

Louise O Hester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jno. C. Jeffords, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. H. Hester and wife, Louise O. Hester, the bargainer(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 2nd day of July, 195 6.

Jno. C. Jeffords Notary Public State at Large

My commission expires: May 14th 1960

JNO. C. JEFFORDS NOTARY PUBLIC DAVIDSON CO. TENN.

WARRANTY DEED
MCB&P
From
H. H. HESTER ET UX
To
HARRIS J. BOOTH ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 25 day of JUL 1956
at 2:45 o'clock P.M.
Noted in Book 4491, Page 186
Recorded in Book ____ Page ____
Recording Fee $ 2.20
JAMES E. WILSON, Register
By ____ Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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