BK 2546

WARRANTY DEED

For and in consideration of the sum of $ 10.00 - - - - - - - - - - - - - - - -

Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - [illegible],

Cash in hand paid by James Hudson Wallace and wife, Ruby June Wallace, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

A. D. HANCOCK AND WIFE, JANE E. HANCOCK,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES HUDSON WALLACE AND WIFE, RUBY JUNE WALLACE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 20 and the East 4 feet of Lot No. 21 and that part of the south 1/2 of Lot No. 17 lying in the rear of Block "E" on the Map of Greenland Estates, as of record in Book 974, page 13, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Murrey Place at an iron pin 4 feet west of the corner of Lots No. 20 and 21; thence northerly parallel to the line between said lots and with said line extended 175 feet to an iron pin; thence easterly 54 feet to an iron pin; thence southerly 175 feet to an iron pin in the north margin of Murrey Place; thence with the margin of the same, westerly 54 feet to the beginning.

Being the same property conveyed to A. D. Hancock and wife, Jane E. Hancock, by deed from D. Frank Siler and wife, of record in Book 2017, page 129, said Register's Office.

This conveyance is made subject to the Restrictions of record in Book 1402, page 300, which affect Lot 17; in Book 1281, page 164, which affect Lot 20; and in Book 1023, page 36, which affect Lot 21.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Hudson Wallace and wife, Ruby June Wallace, their heirs and assigns, forever.

And we do covenant with the said James Hudson Wallace and wife, Ruby June Wallace, 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 by 1956 State & County taxes, which have been prorated and are assumed by Buyer. And we, A. D. Hancock and wife, Jane E. Hancock, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Hudson Wallace and wife, Ruby June Wallace, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of July, 1956.

A D Hancock

Jane E. Hancock

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named A. D. Hancock and wife, Jane E. Hancock, 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 Madison, Tennessee, this 17th day of July, 1956.

Commission expires [illegible] 1959.

Lloyd W. Pate
Notary Public

PG 587