K 2595

WARRANTY DEED — Form 901 — 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 Mrs. Emily Watkins Sidwell, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged,

I, P. P. Hamilton, a widower

have bargained and sold, and by these presents do transfer and convey unto the said - - - Emily Watkins Sidwell, her - - - - - - - -

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 25 on the map of the Bransford Realty Company's and Johnson Bransford's Subdivision of part of the 40 acre tract, etc. in the Deer Park Subdivision of Belle Meade, a plan of which is recorded in Book 421, page 67, of the Register's Office for said County.

Said part of said lot 25 is described as follows:

Beginning at a point on the east side of Bellevue Drive 300 feet south of Bellevue Drive south; thence southerly along the easterly margin of said Bellevue Drive 109.5 feet more or less, to a point in the south line of lot No. 25; thence south 57-3/4 degrees east along said line 180 feet to a point; thence in a curve line along the southeast boundary line of said lot 25, 58 feet to a point; thence northerly along the western boundary line of said lot, 52 feet to a point; thence northwesterly along the southwest boundary line of the tract conveyed to Geo. F. Blake and wife, by deed of record in Book 482, page 695, said Register's Office, 225 feet more or less, to the point of beginning.

Being part of the same property conveyed to P. P. Hamilton by deed from Charles a Shelton, Trustee, of record in Book 935, page 802, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said - - - Emily Watkins Sidwell, her

heirs and assigns, forever.

And I do covenant with the said Emily Watkins Sidwell

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, P. P. Hamilton

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Emily Watkins Sidwell

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 25 day of September, 19 56.

P. P. Hamilton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named P. P. Hamilton

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25 day of September, 19 56.

Commission expires 4-22-58

[illegible]
Notary Public

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