K 2640

For and in consideration of the sum of $

TEN & 00/100 ($10.00) - DOLLARS

cash in hand paid by Bernice Hay Huggins, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, Annie Huggins and husband, Louis Huggins, have bargained and sold, and by these presents do transfer and convey unto the said BERNICE HAY HUGGINS, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 3 in the Shields' Plan of Lots, as recorded in Book 57, page 60, of the Register's Office for said County.

Said Lot No. 3 fronts 48 feet on the East side of Eighteenth Avenue South, formerly Jefferson or Lamar Street, and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Annie Huggins by deed from Louis Huggins, of record in Book 790, page 719, of 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 Bernice Hay Huggins, her heirs and assigns, forever.

And we do covenant with the said Bernice Hay Huggins 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, Annie Huggins and husband, Louis Huggins, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bernice Hay Huggins, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23d day of February, 1952.

Annie Huggins
Louis Huggins

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Gwendolyn Puckett, a Notary Public in and for said County and State, the within named Annie Huggins and husband, Louis Huggins, 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 Nashville, Tennessee, this 23 day of February, 1952.

Commission expires July 7-1955

Gwendolyn Puckett
Notary Public

WARRANTY DEED
G-8221 - LE - (deed)

FROM ANNIE L. HUGGINS ET VIR

32716

TO BERNICE HAY HUGGINS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of MAR A.D. 1957 at 9:52 o'clock M
Noted in Book 87 Page 632
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dpt. Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 147