K 2640

12.50
19.25
2 nd
31.25

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN AND NO/100 - **DOLLARS**

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Richard A. Hrabe and wife, Davida D. Hrabe

have bargained and sold, and by these presents do transfer and convey unto the said Dorris S. Hall and wife, Kathryn A. Hall, 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 Lot No. 1 on a Revised Plan of Section "E" in the Village of Old Hickory, as of record in Book 1424, page 132, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Turner Street, at the common corner of Lots Nos. 1 and 2; thence westwardly 175 feet to a point in the east line of Lot 37; thence northwardly with the line between Lots Nos. 1 and 37, 87.5 feet to a point in the south margin of 15th Street; thence with the margin of said Street, eastwardly 150 feet to the beginning of a curve; thence along said curve, southeastwardly 39.3 feet to a point in the westerly margin of Turner Street; thence with the margin of said Street, southwardly 62.5 feet to the beginning.

Being the same property conveyed to Richard A. Hrabe and wife, Davida D. Hrabe, by deed from Ralph B. Barnes and wife, Rebecca W. Barnes, of record in Book 2030, page 395, said Register's Office.

The Plan of record in Book 1424, page 132, R.O.D.C., Tennessee, shows certain setback lines and public utility easement.
Restrictions of record in Book 1913, page 296, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dorris S. Hall and wife, Kathryn A. Hall their **heirs and assigns, forever.**

And we **do covenant with the said** Dorris S. Hall and wife, Kathryn A. Hall **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 1957 taxes which have been prorated and are hereby assumed by purchasers.

And we, Richard A. Hrabe and wife, Davida D. Hrabe **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Dorris S. Hall and wife, Kathryn A. Hall their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 2nd **day of** March, 19 57

/ Richard A. Hrabe

/ Davida D. Hrabe

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