BK 2696

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Seven Thousand Seven Hundred Fifty and No/100 ----
----------$7,750.00 ----------**DOLLARS**
Cash in hand paid by Spurlon (Jack) E. Hagewood and wife, Virginia H. Hagewood, the receipt of which is hereby acknowledged, we,

A. B. Irvin and wife, Mildred R. Irvin

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Spurlon (Jack) E. Hagewood and wife, Virginia H. Hagewood 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. 12 of Block No. 28 in Yarbrough's Subdivision of Woodland, a plan of which is of record in Book 161, pages 87 and 104, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the westerly side of Lindell Avenue, formerly Wilson Avenue, and runs back between parallel lines, 167½ feet to an alley.

Being the same property conveyed to A. B. Irvin and wife, Eleanor C. Irvin by deed from Arthur A. Hall, Jr., of record in Book 1472, page 289, said Register's Office, the said Eleanor C. Irvin having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Spurlon (Jack) E. Hagewood and wife, Virginia H. Hagewood their **heirs and assigns, forever.**

And we **do covenant with the said** Spurlon (Jack) E. Hagewood and wife, Virginia H. Hagewood **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 tne purchasers.

And we, A B. Irvin and wife, Mildred R Irvin **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Spurlon (Jack) E. Hagewood and wife, Virginia H. Hagewood, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 3rd **day of** September, 19 57

A B Irvin

Mildred R. Irvin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, **a Notary Public in and for said County and State, the within named** A. B. Irvin and wife, Mildred R. Irvin

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 office, this 3rd **day of** September, 19 57

Commission expires February 1, 1961

A. M. Tenison
Notary Public

PG 5