K 2735

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ---------- $10.00 ---------- **DOLLARS**

Cash in hand paid by Eugene Nelson Hester, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Dorothy Byrn, a widow

have bargained and sold, **and by these presents do transfer and convey unto the said** Eugene Nelson Hester his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

A tract of land in the 13th Ward of the City of Nashville, Davidson County, Tennessee, and being Lot No. 12 on the Map of W. H. Hagan's Subdivision of Lot No. 5 of Davidson Academy Lots, not of record, and described according to an unregistered copy of a survey thereof made by James A. Hamilton, Jr., Surveyor.

According to said survey said lot fronts 33.09 feet on the easterly side of Third Avenue South and runs back between lines, along the south margin of Demonbreun Street, 106 feet to a dead line.

Being the same property conveyed to Dorothy Byrn, by deed from The Harfield Co., as of record in Book 2495, page 257, 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 Eugene Nelson Hester his **heirs and assigns, forever.**

And I **do covenant with the said** Eugene Nelson Hester **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.** , except 1958 taxes which have been prorated and are hereby assumed by the purchasers.

And I, Dorothy Byrn **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Eugene Nelson Hester his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 23rd **day of** January, 19 58

Dorothy Byrn

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** Dorothy Byrn, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 23rd **day of** January, 19 58

Commission expires June 4, 1961

A. M. Tenison
Notary Public

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