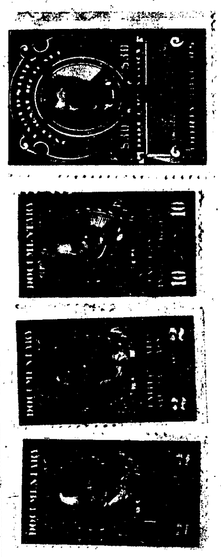
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Two Thousand Five Hundred ($42,500.00) Dollars, cash in hand paid by the H. G. Hill Realty Company, a Tennessee corporation, the receipt of which is hereby acknowledged, I, Georgia Ruth Eckhardt, a widow, have bargained and sold, and by these presents do transfer and convey unto the said H. G. Hill Realty Company, and its successors 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 lots Nos. 30 and 31 on the Plan of D. T. McGavock's First Addition as of record in Plan Book 1, page 33, Chancery Court at Nashville.

Said lots Nos. 30 and 31 front 45 feet each on the easterly side of 8th Avenue North, formerly Spruce Street, and extend back between parallel lines 152.4 feet to an alley, said lot No. 30 extending back with the northerly margin of Jefferson Street.

Said lot No. 30 of premises was conveyed to Georgia Eckhardt by deeds from Rudolph G. Eckhardt dated July 12, 1926, filed July 15, 1926, of record in book 749, page 49; from John Ohley Eckhardt et al, dated July 1, 1926, filed July 15, 1926, of record in book 749, page 50; and from Turner Henderson Eckhardt, dated June 23, 1926, filed July 15, 1926, of record in book 749, page 51, Register's Office for said County, and devised to Georgia Ruth Eckhardt by will of W. C. Eckhardt, deceased, dated April 24, 1945, probated February 6, 1946, of record in Will Book 61, page 98, County Court for said County.

Said lot No. 31 of premises was devised to Georgia Ruth Eckhardt by will of W. C. Eckhardt, deceased, of record in Will Book 61, page 98, County Court for said County, and vested in the said Georgia Ruth Eckhardt by decree of the Chancery Court entered in Minute Book 67, page 148, in the cause of John O. Eckhardt et al. vs. Georgia Ruth Eckhardt, Rule No. 76936, said Court.



TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. G. Hill Realty Company, and its successors and assigns, forever.

And I do covenant with the said H. G. Hill Realty Company 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.