K 2748

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of **********($10.00)********** DOLLARS
**********TEN DOLLARS********** DOLLARS
cash in hand to us paid, and other good and valuable considerations, the receipt for all of which is hereby acknowledged,

We, A. W. Stewart and wife, Helen Green Stewart,

have bargained and sold, and by these presents do transfer and convey unto the said E. H. Ham and wife, Rachel Ham their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots. Nos. 1 and 2 of a Re-Subdivision of Lots. Nos. 1 and 2 of R. W. Turner's Subdivision, as of record in Book 421, page 161, Register's Office for said County, and described as follows:

Beginning at the Southwest corner of Charlotte Avenue and 54th Avenue, North, formerly Richland Avenue; thence along the southerly margin of Charlotte Avenue South 69½ degrees west 178 feet 2½ inches to the center of an old bed; thence along the center of said Creek Bed, south 25 degrees west 110 feet 6 inches to the common corner of Lots 2 and 3; thence with the line between Lots Nos. 2 and 3, North 72 3/4 degrees east 250 feet to the Westerly margin of 54th Avenue North; thence along said Avenue North 15½ degrees west 96 feet 3 inches to the beginning.

Being the same property conveyed to A. W. Stewart and wife, Helen Green Stewart, by deed from Kathleen Gilmore and husband, C. W. Gilmore, of record in Book 2346, page 327, Register's Office for Davidson County, 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 E. H. Ham and wife, Rachel Ham their heirs and assigns, forever.

And we do covenant with the said E. H. Ham and wife, Rachel Ham 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, A. W. Stewart and wife, Helen Green Stewart do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. H. Ham and wife, Rachel Ham their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of May, 19 58

A. W. Stewart
Helen Green Stewart

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