K 2753

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, J. W. Richmond and wife, Lena M. Richmond, have bargained and sold, and by these presents do transfer and convey unto the said James W. Hofstead, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly 25 feet of Lots Nos. 71 and 72 on the Plan of Dr. L. G. Noel's Subdivision of Idlewild, as of record in Book 332, page 77, Register's Office for said County.

Said part of said lots fronts 26.3 feet on the easterly side of Granny White Pike and extends back easterly with the northerly margin of an alley, 121.5 feet on the southerly line and 120 feet, more or less, on the northerly line, to the westerly line of Lot No. 73, on which it measures 25 feet.

Being the same property conveyed to J. W. Richmond, by deed from Leland H. Jordan and Walter E. Jordan, of record in Book 2750, page 185, 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 James W. Hofstead, his heirs and assigns, forever.

And we do covenant with the said James W. Hofstead 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 1958 taxes which are prorated and assumed by the grantee.

And we, J. W. Richmond and wife, Lena M. Richmond, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Hofstead, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of June, 1958

J. W. Richmond

Lena M. Richmond

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