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APPROVED AS TO LEGALITY ON
THIS 24 DAY OF Feb 1959
BY William J. Harbison

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 DOLLARS
---TEN AND NO/100---
Cash paid by Thomas B. Hamilton and Wife, Claudia W. Hamilton, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Fred C. Zeisberg and Wife, Geraldine H. Zeisberg

have bargained and sold, and by these presents do transfer and convey unto the said Thomas B. Hamilton and Wife, Claudia W. Hamilton 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. 110 on the Plan of Merry Oaks, of record in Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee.
Said Lot No. 110 fronts 82.3 feet on the west side of Blue Hills Drive and runs back between lines, 192 feet on the north line and 192.2 feet on the south line to a dead line on which it measures 82.3 feet.
Being the same property conveyed to Fred C. Zeisberg and Wife, Geraldine H. Zeisberg, by deed from L. R. Boner and Wife, of record in Book 1876 Page 225, Register's Office for Davidson County, Tennessee.

Conveyance subject to Restrictions in Book 416, Page 145, recorded prior to Feb. 15, 1950, as amended by instrument in Book 1846, Page 109, recorded May 8, 1950, and restrictions in Book1855, Page 377, recorded July 17, 1950, as amended by instrument in Book 1876, Page 264,recorded Aug. 8, 1950, in the Register's Office of Davidson County, Tenn.
The Plan of record in Book 1835, Pages 67 and 68, shows an Owner's Certificate, a 50-foot setback line from Blue Hills Drive, and a 20 foot easement along the west rear line for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas B. Hamilton and Wife, Claudia W. Hamilton their heirs and assigns, forever.

And We do covenant with the said Thomas B. Hamilton and Wife, Claudia W. Hamilton 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 1959 Taxes which have been pro-rated and Purchaser will pay when due.

And We, Fred C. Zeisberg and Wife, Geraldine H. Zeisberg do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas B. Hamilton and Wife, Claudia W. Hamilton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of February 1959

John M. Gannon
Jane E. Coleman

Sign: Fred C. Zeisberg
x Geraldine H. Zeisberg

STATE OF TENNESSEE / MINNESOTA
DAVIDSON COUNTY / ST. LOUIS

Personally appeared before me, John M. Gannon, a Notary Public in and for said County, the within named Fred C. Zeisberg and Wife, Geraldine H. Zeisberg

the bargainor S. 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 Hibbing this 28th day of February, 1959.

JOHN M. GANNON
NOTARY PUBLIC, St. Louis County, Minn.
My Commission Expires April 20, 1962

John M. Gannon
Notary Public

TENNESSEE TITLE COMPANY

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