BK 2880

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100---------- DOLLARS
Cash in hand paid by the grantee herein and other good and valuable consideration,
receipt of which is hereby acknowledged, we,

FRED S. HAMILTON AND WIFE, MARIAN M. HAMILTON,

have bargained and sold, and by these presents do transfer and convey unto the said Ann Walker Rowe for her sole and separate use, free from the debts and contracts of her present, or any future husband, with full power vested in her to sell, mortgage or otherwise convey as if she were a feme sole.
her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Being Lot No. 4 and the southerly half of Lot No. 5 on the Plan of Walnut Grove Subdivision, as of record in Book 974, page 2, Register's Office for said County, and the easterly half of Glenside Avenue, now closed, described together according to a survey by John M. Sullivan, Civil Engineer, September 2, 1958 and March 3, 1959, as follows:
BEGINNING at a point in the westerly margin of Walnut Drive; thence with the margin of said Drive north 6° 54' east 150 feet to a point; thence north 85° 10' west 290.1 feet to a point in the center of Glenside Avenue; thence with the center of the same south 4° 30' west 83.5 feet to a point and continuing with the center of said Avenue south 2° 40' east 72.5 feet to a point opposite the dividing line between Lots 3 and 4 on said Plan; thence south 86° 18' east and along the continuing line between Lots 3 and 4, 274.8 feet to the beginning.

Being the same property conveyed to Fred S. Hamilton and wife, Marian M. Hamilton, by deed from Raymond L. Iverlett and wife, of record in Book 2802, page 505, 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 ANN WALKER ROWE, as hereinabove set forth, her heirs and assigns, forever.
And we do covenant with the said ANN WALKER ROWE, as hereinabove set forth, 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, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein, her heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our hands this 12th day of March, 19 59

Fred S. Hamilton
Fred S. Hamilton
Marian M. Hamilton
Marian M. Hamilton

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Fred S. Hamilton and wife, Marian M. Hamilton,
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 Nashville, Tennessee, this 12th day of March, 1959.

Jno. C. Jeffords
Notary Public
State-at-Large

Commission expires May 14, 1960

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