K 2910

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 grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

W. C. MONCRIEF & CO., INC., a Tennessee Corporation,

has / does bargained and sold, and by these presents do transfer and convey unto the said

G. W. HIRE AND WIFE, LULA MAE HIRE

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in said County, as follows:

TRACT I: Being Lots Nos. 53, 54 and 55 on the Plan of the Subdivision of Parts of Blocks L and M of Dupont City, as of record in Book 421, page 125, Register's Office for said County, and described together as follows:
Said Lots Nos. 53, 54 and 55 adjoin and front together 75 feet on the southerly side of Glancy Street, and run back 161.2 feet on the westerly line of Lot No. 53 and 163.3 feet on the easterly line of Lot No. 55, to an alley in the rear on which it measures 75 feet.
Being part of the property conveyed to W. C. Moncrief & Co., Inc., by deed from Edgar Gus Graves and wife, as of record in Book 2394, page 430, and by deed from J. W. Tuttle and wife, as of record in Book 2598, page 411, both in said Register's Office.

TRACT II: Being Lots Nos. 56, 57 and 58 on the above mentioned plan and described together as follows:
Said Lots adjoin and front together 75 feet on the southerly side of Glancy Street, and run back 163.3 feet on the westerly line of Lot 56 and 165.4 feet on the easterly line of Lot No. 58 to an alley in the rear on which they measure 75 feet.
Being part of the property conveyed to W. C. Moncrief & Co., Inc., by deed from Edgar Gus Graves and wife, as of record in Book 2394, page 430, said Register's Office.

The east 2 feet of Lot 58 is subject to an easement for a water line as set out in the deed of record in Book 2752, page 426, said Register's Office, and Lot 55 subject to a ~~EASEMENT~~ as set out in Book 2485, page 291, 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 G. W. HIRE AND WIFE, LULA MAE HIRE, their heirs and assigns, forever.

And the grantor herein, does / ~~do~~ covenant with the said G. W. HIRE AND WIFE, LULA MAE HIRE, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except by 1959 taxes, which the grantees herein assume and agree to pay.

And the grantor herein, does / ~~do~~ its successors / ~~heirs~~ and representatives, further covenant and bind itself, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, W. C. MONCRIEF & CO., INC., has caused this instrument to be executed by its duly authorized officer on this 11 day of June, 1959.

W. C. MONCRIEF & CO., INC.,
By: W. C. Moncrief
W. C. Moncrief, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, X, a Notary Public in and for said County and State, the within named X, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at ..., Tennessee, this X day of ..., 19...

Commission expires ...

Notary Public

TENNESSEE TITLE COMPANY

PG 573