BK 2959

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten DOLLARS

I, Herbert L. Koehn, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said Herbert Sanford Hall and wife, Annie Hunt Hall their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of lots 12 and 13 and part of Douglas Avenue, closed, as shown on the map of L.M. Ezell's 38 Homes tracts, in the 11th Civil Cistrict of Davidson County, Tennessee, not of record, and described according to a copy of a survey made by W. B. Southgate, Surveyor, June 10, 1940 and being a part of the property conveyed to Herbert L. Koehn and wife by L. M. Ezell and wife, recorded in Book No. 1179, Page 120, in the Register's Office of said County, to which reference is here made.

Beginning at a point in the center of the creek at the intersection of the creek and the southerly margin of Webster Street, thence West along Webster Street one hundred and ten feet and six inches (110' 6") to an iron stake at the corner of the property of Nashville Pistol and Revolver Club, thence south one hundred and fifty feet to the creek and thence east ten feet to the center of the creek and thence northeast through the center of the creek to the beginning point. Being that part of lots 12 and 13 that lies West of the Creek.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert Sanford Hall and wife, Annie Hunt Hall their heirs and assigns, forever.

And I do covenant with the said Herbert Sanford Hall and wife, Annie Hunt Hall that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Herbert Sanford Hall and wife, Annie Hunt Hall their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 8 day of September, 1959.

Herbert L Koehn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Jack Oakley, a Notary Public in and for said County and State, the within named Herbert L. Koehn, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 1959.

Mrs. Jack Oakley
Notary Public

My Commission expires October 30, 1962

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