K 2962

Book 2642 Page 102

For and in consideration of the sum of TEN AND NO 100 *** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the execution of and a payment by the grantee herein to pay the principal balance now due, plus future interest, on a certain note, in the original principal sum of $6,400.00, payable to Home Federal Savings and Loan Association, and secured by deed of trust [redacted] to E. A. Goodloe, Trustee, of record in Book 2826, page 97, Register's Office for Davidson County, Tennessee.

MARGARET S. HYDE, being the same person as MARGARET MARIE HYDE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

GEORGIA SMITH, unmarried, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 254 and 255 on the Map of Norwen Place, of record in Book 836, page 133, Register's Office for said County.

Said Lots Nos. 255 and 254 front 30 feet each on the easterly side of North 10th Street and run back between parallel lines 135.5 feet to dead line.

Said Lot No. 255 is described as follows: Beginning on the easterly margin of North 10th Street at the southwest corner of Lot No. 254; thence with the line between Lots Nos. 254 and 255, eastwardly 135.5 feet to the common corner of Lots Nos. 254, 255, 242 and 243; thence with the line between Lots Nos. 242, and 255, southwardly 20 feet to the northerly margin of an alley; thence with said alley westwardly [illegible] feet to a turn in said alley; thence with the westerly margin of said alley southwardly 10 feet to the northeast corner of Lot No. 255; thence with the line between said lots Nos. 255 and 256, westwardly [illegible] feet to the easterly margin of North 10th Street; thence with the same northwardly 30 feet to the beginning.

Being the same property conveyed to Margaret S. Hyde by two instruments, (1) by deed from Irene Turbeville, a widow, of record in Book [illegible], page 529; and (2) by decree of the Fourth Circuit Court of Davidson County, Tennessee, of record in Book 2927, page 567, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 21st day of September, 1959

Margaret S. Hyde

STATE OF [redacted] GEORGIA
COUNTY OF [redacted] CHATHAM

Before me, MALBERRY SMITH, JR. a Notary Public in and for the State and County aforesaid, personally appeared the within named Margaret S. Hyde,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Savannah, [redacted] this, the 21st day of September, 1959

Malberry Smith, Jr.
Notary Public, Chatham County, Ga.

My commission expires: January 27, 1962

Sold all land to Margaret S. Hyde formerly
101 North 10th St. Sav. Ga.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record 30 day of SEP A.D. 1959 at 2:57 o'clock P.M.
Noted in Book 94 Page 184
Recording Fee $2.00
Recorded in Book [illegible] Page [illegible]
JAMES P. WILSON, Register
By [illegible] D.C.

21

WARRANTY DEED
MCBAF
From
MARGARET S. HYDE 53922
To
GEORGIA SMITH, Unmarried.

PG 402