K 2963

WARRANTY DEED TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/one hundreds - ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2360, page 181; Book ____, page ____, Register's Office for Davidson County, Tennessee.

John T. Easley, Jr., and wife, Mary Brents Easley,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto John A. Hill and wife, Ruth S. Hill

hereinafter called the Buyer, his heirs, successors 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. 7 on the Map of Lenox Place, as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly side of Eighteenth Avenue, South and runs back between parallel lines141 feet to a dead line.

Being the same property conveyed to John T. Easley, Jr., and wife, Mary Brents Easley, by deed from Walter B. Walker and wife, Thelma Lane Walker, of record in Book 2540, page 11, said Register's Office.

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hands this 2nd day of October, 1959.

John T. Easley Jr.

Mary Brents Easley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named John T. Easley, Jr. and wife, Mary Brents Easley 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 the 2 day of October 1959.

Tom G. Coleman Jr.
Notary Public

My commission expires: Nov. 13, 1960

DIXIE REALTY COMPANY
204—23rd Avenue North
Nashville, Tennessee

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