K 2996

For and in consideration of the sum of Eight Thousand, Seven Hundred, Fifty and no/100----------($8,750.00)----------*DOLLARS*
cash in hand paid by M. N. Hyde and wife, Mildred Hyde, receipt of which is hereby acknowledged,

we, C. E. Francis and wife, Fannie J. Francis

have bargained and sold, and by these presents transfer and convey unto the said M. N. Hyde and wife, Mildred Hyde, their

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

Being lot No. 5 of Block No. 17 on the Plan of Sylvan Park, as of record in book 332, page 104, Register's Office for said County.
Said lot No. 5 fronts 50 feet on the southerly side of Nebraska, formerly 8th, Avenue and runsback between parallel lines 160 feet to an alley.
Being part of the real property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Ida Parrotte, dated January 28, 1959, filed February 4, 1959, and recorded in book 2875, page 393, 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 M. N. Hyde and wife, Mildred Hyde, their *heirs and assigns, forever.*

And we *do covenant with the said* M. N. Hyde and wife, Mildred Hyde *that* lawfully seized and possessed of said *land in fee simple; have a good right to convey it, and the same is unencumbered.* , except for taxes for the year 1959 which are prorated and assumed by purchasers.

And we, C. E. Francis and wife, Fannie J. Francis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* M. N. Hyde and wife, Mildred Hyde, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 30th *day of* November, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C E Francis
Fannie J Francis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Louise B. Locke, *a Notary Public in and for said County and State,* Personally appeared before me, C. E. Francis and wife, Fannie J. Francis, 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* 2nd *day of* December, *19* 59.

Louise B. Locke *Notary Public*

My Commission Expires January 24, 1961

8750

L-4623

WARRANTY DEED

FROM 622524

C. E. Francis, et ux

TO

M. N. Hyde et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 7 day of Dec A.D. 1959 at 3:47 P.M.
Book 2996 Page 245
Fee $3.85
Recorded in Book
JAMES P. [illegible]

G 245