K 3069

WARRANTY DEED

For and in consideration of the sum of ten and no/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid by Joe H. Hasty, Sr. and wife, Edith K. Hasty, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, Olga M. Sims, a widow
have bargained and sold, and by these presents do transfer and convey unto the said Joe H. Hasty, Sr. and wife, Edith K. Hasty, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 10 feet of lot No. 1 and the westerly 40 feet of lot No. 2 on the Map of Hardison and Young's Lots in West End Park, as of record in book 421, page 190, Register's Office for said County. Said easterly part of lot No. 1 and the westerly part of lot No. 2 adjoin and front together 50 feet on the northerly side of a 50-foot strip of land lying between said lots and Minnesota Avenue, formerly the Murphy Road, and run back between parallel lines 150 feet to an alley.
Being the same real property conveyed to J. G. Sims and wife, Olga M. Sims, by deed from Pauline Anderson, dated December 5, 1946, filed December 9, 1946, and recorded in book 1427, page 591, said Register's Office, the said J. G. Sims having since died.
This conveyance is made subject to restrictive covenants contained in deed of record in book 731, page 725, 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 Joe H. Hasty, Sr. and wife, Edith K. Hasty, their
heirs and assigns, forever.

And I *do covenant with the said* Joe H. Hasty, Sr. and wife, Edith K. Hasty
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,* except for taxes for the year 1960 which are prorated and assumed by grantees.

And I, Olga M. Sims, a widow
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joe H. Hasty, Sr. and wife, Edith K. Hasty, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our hand s *this* 2nd *day of* May, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Olga M. Sims

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E. B. Walton, *a Notary Public in and for said County and State,* Olga M. Sims, a widow

the within named bargainor, 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 Nashville, *Tennessee, this* 2nd *day of* May, *19* 60

E. B. Walton *Notary Public*

Commission expires Apr 22-1961