K 3070

WARRANTY DEED

For and in consideration of the sum of Ten Thousand and no/100---------- ----------($10,000.00)----------*DOLLARS*

cash in hand paid by H. G. Hill Realty Company, a Tennessee corporation, receipt of which is hereby acknowledged,

I, Bessie Jenkins, a widow

have bargained and sold, and by these presents do transfer and convey unto the said H. G. Hill Realty Company, its successors

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

Land in the 20th Ward of Nashville, Davidson County, Tennessee, being parts of lots 67 and 68 in Sharpe-Horn's Section Addition, a plan of which is of record in book 161, page 53, Register's Office for said County.

Said parts of lots 67 and 68 are located on the northwest corner of Joseph Avenue and Cleveland Street, in the city of Nashville, Tennessee and fronts fifty (50) feet more or less on the northerly side of Cleveland Street and runs back between paralld lines 95 feet more or less to a dead line.

Being the same real property conveyed to Frank Lee Jenkins and wife, Bessie Jenkins by deed from Joe Kornman and wife, dated November 23, 1944, filed November 27, 1944, and recorded in book 1305, page 177, said Register's Office, the said Frank Lee Jenkins having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. G. Hill Realty Company, a Tennessee corporation, its successors *and assigns, forever.*

And I *do covenant with the said* H. G. Hill Realty Company *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 Bessie Jenkins *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. G. Hill Realty Company its successors *and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand this* 11th *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.*

WITNESS

J. S. McKelvey

Bessie Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C. A. Keltner, *a Notary Public in and for said County and State,* Bessie Jenkins, 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* 11 *day of* May, 19 60.

C. A. Keltner *Notary Public*

Commission expires Apr 25 1964

K 289