BK 3072

HILL & ROSS REALTY CO.
2221 NORTH VINE ROAD

WARRANTY DEED

FROM 85809

RUTH WILLIAMS and sister,

TO

MARIE C. SPENCER

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of May A.D. 1960 at 8:10 o'clock A.M.
Noted in Book 25 Page 797
Recorded in Book ____ Page ____
Recording Fee $2.25
JAMES P. WILSON, Register

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.

For and in Consideration of the sum of

---------- Ten & 00/100 (10.00) ---------- **DOLLARS**

and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

we, Ruth Williams and sister, Mildred Warner,

have bargained and sold, and by these presents do transfer and convey unto the said

Marie C. Spencer,

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

A lot of land in the 11th, formerly the 18th., Civil District of Davidson County, Tennessee, being a part of Lot No. 6 on the plan of the Division of the real estate of John Hobson, dec'd. as of record in Minute Book "L", page 363 of the Circuit Court for said County, described as follows:

Beginning on the southerly margin of Petway Avenue at a point 200 feet easterly from the northeast corner of A. W. Hooker's Subdivision, the plan of which is of record in Book 57, page 131, Register's Office for said County; thence with the southerly margin of said Avenue easterly 50 feet to Tatum's northwest corner; thence with his westerly line, southerly 183 feet, more or less, to Robinson's northeast corner; thence with his north line westerly 50 feet; thence northerly 183 feet more or less, to the beginning.

Being the same property conveyed to Alma Hill, by deed from Zack Q. Myers and wife, dated February 15, 1926, filed February 16, 1926, and recorded in Book 689, page 759, said Register's Office; the said Alma Hill being now deceased and the said Ruth Williams and Mildred Warner being her only heirs-at-law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marie C. Spencer,

her **heirs and assigns, forever.**

And we **do covenant with the said** Marie C. Spencer

that we are **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

PG 459