BK 3164

Book 3164 Page 153

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, Lummie W. Kemp and wife, Nora Hankins Kemp,

have bargained and sold, and by these presents do transfer and convey unto the said John Thomas Hoard and wife, Vancie T. Hoard, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 121 and the northerly 16 feet of Lot No. 122 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lot No. 121 and the northerly 16 feet of Lot No. 122 adjoins and fronts together 46 feet on the westerly side of North 6th Street and run back between parallel lines with the southerly margin of Richardson Street or Avenue, 165 feet to an alley in the rear.

Being the same property conveyed to Lummie W. Kemp and wife Nora Hankins Kemp, by deed from R. L. Pettus and wife, of record in Book 2706, page 30, 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 John Thomas Hoard and wife, Vancie T. Hoard, their heirs and assigns, forever.

And we do covenant with the said John Thomas Hoard and wife, Vancie T. Hoard, 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.

And we, Lummie W. Kemp and wife, Nora Hankins Kemp, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Thomas Hoard and wife, Vancie T. Hoard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th day of December, 1960.

Lummie W Kemp

Nora Hankins Kemp

STATE OF TENNESSEE
Davidson County

Personally appeared before me, T. Willard Oliphant, a Notary Public in and for said County and State, the within named Lummie W. Kemp and wife, Nora Hankins Kemp, the bargainer 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 office, this 13th day of December, 1960.

My Commission Expires August 11, 1964.

T. Willard Oliphant, Notary Public

PG 153