K 3256

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - ($10.00) - - - - - - - -
Ten and No/100 - DOLLARS
cash in hand paid by H. G. Hill Realty Company, and other good, valuable and sufficient considerations, the receipt of all of which is by me acknowledged;

I, Fay Diener, a widow,

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

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

Being Lot No. 891 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 22, pages 84 and 85, Register's Office for said County.

Said Lot No. 891 fronts 36 feet on the southerly side of Lafayette Street, or Murfreesboro Pike, and runs back between lines with the westerly margin of Claiborne Street 75 feet on the east line and 90 feet on the west line to a 20-foot alley in the rear and measures 35 feet thereon.

Being the same real property conveyed to Fay Diener by deed from B. A. Johnson, dated November 14, 1939, filed November 14, 1939, and recorded in Book 1110, page 471, 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 H. G. Hill Realty Company,

its successors ~~heirs~~ 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, except for current taxes, which are pro-rated this date and assumed by the grantee herein.

And I, Fay Diener, 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 H. G. Hill Realty Company,

its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of August, 1941.

Fay Diener

Form 1

No. 61917

State of New York, } ss.:
County of Queens, }

I, PAUL LIVOTI, Clerk of the County of Queens and Clerk of the Supreme Court and County Court in and for said county, the same being courts of record having a seal, DO HEREBY CERTIFY, That

Stanley E. Hamer

whose name is subscribed to the deposition, certificate of acknowledgment or proof of the annexed instrument, was at the time of taking the same a NOTARY PUBLIC in and for the State of New York, duly commissioned and sworn and qualified to act as such in Queens County and throughout said State; that pursuant to law a ~~commission~~, or a certificate of his appointment and qualifications, and his autograph signature, have been filed in my office; that as such NOTARY PUBLIC he was duly authorized by the laws of the State of New York to administer oaths and affirmations, to certify the acknowledgment or proof of deeds and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in said State, to protest notes and to take and certify depositions; and that I am well acquainted with the handwriting of such Notary Public, or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this ~~day of~~ AUG 16 1941

Paul Livoti

County Clerk and Clerk of the Supreme Court and County Court, Queens County.

PG 635