K 3347

For and in consideration of the sum of ten and no/100----------
----------($10.00)----------DOLLARS
cash in hand paid by Alma Little O'Connor, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, Charles M. Holmes and Hal L. Hix

have bargained and sold, and by these presents do transfer and convey unto the said Alma Little O'Connor, to her sole and separate use free from the marital rights of her present or any future husband, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 4, of Block No. 16, on the Plan of a part of Sylvan Park, as of record in book 332, page 104, Register's Office for said County. Said lot No. 4 fronts 50 feet on the southerly side of Nebraska, formerly 8th, Avenue, and extends back between parallel lines 160 feet to an alley. Being part of the real property conveyed to Charles M. Holmes and Hal L. Hix, by deed from Alice McMahon, Trustee, dated July 18, 1961, filed July 24, 1961, and recorded in book 3253, page 197, 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 Alma Little O'Connor, to her sole and separate use free from the marital rights of her present or any future husband, her heirs and assigns, forever.

And we do covenant with the said Alma Little O'Connor, 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., except for taxes for the year 1962 which are to be prorated and assumed by grantees.

And we, Charles M. Holmes and Hal L. Hix do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alma Little O'Connor, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of March, 1962, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hal L. Hix
Charles M. Holmes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E B Hatton, a Notary Public in and for said County and State, Charles M. Holmes and Hal L. Hix

the within named bargainors, 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 Nashville, Tennessee, this 14 day of March, 1962

E B Hatton, Notary Public

Commission expires Apr 21-1965

88990

WARRANTY DEED

FROM Charles M. Holmes, et al

TO Alma Little O'Connor

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of MAR A.D. 1962 at 10:02 o'clock A M
Noted in Book 01 Page 85
Recorded in Book Page
Recording Fee $2.00
JAMES WILSON, Register
By: Deputy Reg.

Compliments of
Guaranty Title Company

G 125