K 3373

WARRANTY DEED

For and in consideration of the sum of

Ten and 00/00 ($10.00) *DOLLARS*

Cash in hand paid by Homemakers, Inc., and for other good and valuable considerations, the receipt which is hereby acknowledged, We, Anna Marie Nenon Breen and Philip Paul Breen, Sr.,

have bargained and sold, and by these presents do transfer and convey unto the said Homemakers, Inc., its successors and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being part of Lot No. 56 in Hynes Addition to Nashville, A Plan which is recorded in Minute Book "B", page 85, in the Chancery Court at Nashville, Tenn.

Said part of said Lot No. 56 fronts 40 feet on the south side of Hynes Street and runs back between parallel lines and with the western margin of 20 foot alley about 132 feet to an alley.

Being the same property conveyed to Paul Breen and wife, Anna M. Breen, by deed from S. H. Simoson, Trustee, of record in Book 2333, Page 490, Register's Office, Davidson County, Tennessee.

Said part of said lot 56 is the northeast part of said lot and is the same property conveyed to Anna Marie Nenon Breen, by deed from L. D. Richards, Trustee, of record in Book 2856 page 172, Register's Office, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Homemakers, Inc., its successors and assigns, *forever.*

And we *do covenant with the said* Homemakers, Inc., that we are *lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Anna Marie Nenon Breen and Philip Paul Breen, Sr. *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Homemakers, Inc., its successors and assigns *against the lawful claims of all persons, whomsoever. Witness* our *hands this* 10 *day of* April, 1962, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Anna Marie Nenon Breen
Philip Paul Breen Sr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jno. W. Richardson, *a Notary Public in and for said County and State,* Anna Marie Nenon Breen, Philip Paul Breen Sr.

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* 10 *day of* April, 1962.

Jno. W. Richardson *Notary Public*

Commission expires 4-13-65

K 3373

G 361