K 3376

REAU E. FOLK, JR., FORM

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ******** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

HOWARD D. HOFFMAN and wife, DOROTHY G. HOFFMAN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GERALDINE NORMAN and SALLIE NORMAN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the north 3 feet of Lot 155, all of Lot No. 156, and the south 11 feet of Lot No. 157 on the Map of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.

Said lot and parts of said lots adjoin and front together 45 feet on the easterly side of North Sixth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Howard D. Hoffman and wife, Dorothy G. Hoffman, by deed from Nashville & American Trust Company, of record in Book 896, page 6, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for grading along the east 5 feet of the land in question as condemned by the Nashville Housing Authority under Rule No. 64379 of the Third Circuit Court as shown by decree of record in Minute Book 66, page 125. Said instrument recites that said easement is to end and the work shall be finished by November 1, 1963.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except the 1962 taxes, which have been assumed and prorated by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 16th day of May, 1962

Howard D. Hoffman

Dorothy G. Hoffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen H. Green, a Notary Public in and for the State and County aforesaid, personally appeared the within named Howard D. Hoffman and wife, Dorothy G. Hoffman, the bargainor(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 Nashville, Tennessee, this, the 16th day of May, 1962

Helen H. Green
Notary Public

My commission expires: January 24, 1966

WARRANTY DEED
CRAF
From HOWARD D. HOFFMAN and wife,
To GERALDINE NORMAN and SALLY NORMAN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of MAY A.D. 1962 at 12:16 o'clock P M.
Noted in Book 1682 Page 61
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By Emily Lindsey Deputy Reg.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

G 555