K 3429

WARRANTY DEED

For and in consideration of the sum of Six Thousand Seven Hundred Fifty and no/100 ----- ---------- ($6,750.00) ---------- *DOLLARS*

cash in hand paid by Vivian Franklin, the receipt of which is hereby acknowledged,

I, Ella Marie Hunt,

have bargained and sold, and by these presents do transfer and convey unto the said Vivian Franklin, her

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

Being lot No. 3 and the easterly one-half of lot No. 2 on the Plan of Wm. Coleman's Re-subdivision of lots Nos. 1, 2, 3, 4, 5 and 6 of Thuss' Addition, as of record in book 547, page 26, Register's Office for said County.
Said lot No. 3 fronts 50 feet on the southerly side of Valeria Street and runs back 163 feet on the easterly line and 157 feet on the westerly line to an alley and shows 34 feet on said alley.
Said part of lot No. 2 fronts 25 feet on the southerly side of Valeria Street and runs back 157 feet on the easterly line and 151 feet, more or less, on the westerly line to an alley and shows 17 feet on said alley.
Being the same real property conveyed to Ella Marie Hunt, by deed from Betty Phillips Kirkland and Kenneth Evans Phillips, of record in book 3375, page 323, 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 Vivian Franklin, her

heirs and assigns, forever.

And I *do covenant with the said* Vivian Franklin,

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 taxes for 1962 which are prorated and assumed by the grantee.

And I, Ella Marie Hunt,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Vivian Franklin, her

heirs and assigns against the lawful claims of all persons, whomsoever.
Witness my *hand* this 30th *day of* July, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ella Marie Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice M. Mahon, *a Notary Public in and for said County and State,* Ella Marie Hunt,

the bargainor, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee,
this 2nd *day of* August, *19* 62.

Alice M. Mahon *Notary Public*

My Commission Expires April 25, 1966

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