K 3502

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ONE THOUSAND SEVEN HUNDRED SIXTY EIGHT and 68/100----------($1,768.68)---------- DOLLARS cash in hand paid by Dr. O. L. Hambrick and wife, Frankie C. Hambrick, and other good and valuable consideration, receipt of which is hereby acknowledged, I, Mrs. Eva S. Smith, a Widow have bargained and sold, and by these presents do transfer and convey unto the said Dr. O. L. Hambrick and wife, Frankie C. Hambrick their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the Southerly 28 feet of Lots 54 & 55, Plan of Hardings First Addition to Nashville, as of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point at the intersection of the Northerly margin of a 15 foot alley and the Easterly margin of 14th Avenue, North, running thence North 28° West with the easterly margin of 14th Avenue, North, 28 feet to a stake, thence North 63° 30' East, 108 feet to a stake in the common line of Lots 53 and 54, passing Common Lot line of Lots 54 and 55 at 54 feet, running thence with common Lot line of Lots 53 and 54, South 28° East 28 feet to a stake in the Northerly margin of a 15 foot alley; thence with the Northerly margin of said 15 foot alley, South 63° 30' West, 108 feet to the point of beginning, passing the Common Lot lines of Lots 54 and 55 at 54 feet. All in accordance with Survey and Plat by Norris H. Hickerson, dated August 18th, 1953.

Being the same property conveyed to Eva S. Smith (a widow) by O. L. Hambrick and wife, Frankie, by deed of record in Book 2196, page 370, Register's Office for Davidson County, Tennessee.

Being also the same property noted in Book 3383, page 245, Register's Office for 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 Dr. O. L. Hambrick and wife, Frankie C. Hambrick----------their heirs and assigns, forever.

And I do covenant with the said Dr. O. L. Hambrick and wife, Frankie C. Hambrick----------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.

And I, Mrs. Eva S. Smith, 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 Dr. O. L. Hambrick and wife, Frankie C. Hambrick, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 22nd day of January, 1963

x Eva S Smith

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