K 3530

WARRANTY DEED

For and in consideration of the sum of ----$11,325.62---------

Eleven-Thousand-Three-Hundred-Twenty-Five and 62/100---------- *DOLLARS* paid and to be paid as follows: $5,000.00 cash in hand paid by J.H. Hoover, and wife, Edna G. Hoover, the receipt of which is hereby acknowledged, and for the remainder the said Grantees assume and agree to pay the balance of $6,325.62 of an original indebtedness of $8,000.00 secured by deed of trust executed by the grantors herein to Charles F. Lovell, Trustee, dated December 8, 1956, filed December 14, 1956, and recorded in book 2578, page 605, Register Office for Davidson County, Tennessee.

We, Milton O. Hunt and wife, Geraldine C. Hunt, *have bargained and sold, and by these presents do transfer and convey unto the said* J. H. Hoover and wife, Edna G. Hoover, their *heirs 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. 3 on the plan of the division of K.J. Morris' Lands , as of record in book 57, page 49, Register's Office for said County, being Lot No. 31 on the Plan of Hickory-Acres Subdivision, Section No. 1, not of record, described according to a survey made by George W. Watkins, Surveyor, July 15, 1952, as follows: Beginning on the northeasterly margin of Old Hickory Boulevard at the corner of Lots Nos. 31 and 32 at a point south 41° 12' east 255 feet from the southwest corner of the property conveyed to Glenn E. Horner and wife, by deed from G. Gilbert Lowe, as of record in book 2440, page 395, said Register's Office; thence with the line between said two lots northeastwardly 260.5 feet to the corner of Lots Nos. 28, 29, 31, and 32; thence with the line between Lots Nos. 29 and 31, southeastwardly 195 feet to the corner of lots Nos. 29, 30 and 31; thence with the line between lots Nos. 30 and 31, southwestwardly 212 feet to the northeasterly margin of Old Hickory Boulevard, thence with same, north 41° 12' west 200 feet to the beginning.
Being the same real property conveyed to Milton O. Hunt and wife, Geraldine-C. Hunt, by deed from Oliver H. Dale et al, dated December 7, 1956, filed December 14, 1956 and recorded in book 2604, page 143, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. H. Hoover and wife, Edna G. Hoover their *heirs and assigns, forever.*

And we *do covenant with the said* J.H. Hoover and wife, Edna G. Hoover *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 as above.

And we, Milton O. Hunt and wife, Geraldine C. Hunt *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J.H. Hoover and wife, Edna G. Hoover, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 22nd *day of* March, *19*63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Milton O. Hunt

Geraldine C. Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. J. HUNT *a Notary Public in and for said County and State,* Milton O. Hunt and wife, Geraldine C. Hunt

the within named 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* 22 nd *day of* March *19* 63.

A. J. Hunt
Notary Public

Commission expires January 26, 1964

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