BK 3570

WARRANTY DEED

For and in consideration of the sum of --Ten Dollars ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged; I, Katharin W. McNeilly, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Franklin Hamilton Hazlehurst and wife, Carol Foord Hazlehurst *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the westerly part of Lot 7 and all of Lot 8 on the plan of the subdivision of lot 47 in Belle Meade, as of Record in Book 421, page 169, Register's Office for said County.

Beginning at a point in the northerly margin of Sheppard Place, 100 feet westwardly from the westerly margin of Jackson Boulevard; thence with the northerly margin of Sheppard Place, westwardly 115 feet to the corner of lots 8 and 9 on said plan; thence with the line between said two lots, northwardly 176 feet to the northern corner of said lots 8 and 9; thence with the north line of lot 8 and lot 7, south 86° east 149 feet; being the northwest corner of the lot conveyed by A. S. Britt, et ux, to M. T. O'Brien, deed of record in Book 556, Page 216, said R.O.; thence with O'Brien's west line, southwardly 225 feet, more or less, to the beginning.
Being the same property conveyed to William Warner McNeilly and wife, Katharin W. McNeilly, by Deed of Record in Book 876, page 388, R.O.D.C., Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Franklin Hamilton Hazlehurst and wife, Carol Foord Hazlehurst *their heirs and assigns, forever.*

And I *do covenant with the said* grantees *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 the year 1963, which have been prorated and assumed by the purchasers.

And I, Katharin W. McNeilly *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees *their heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 28 *day of* May *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.*

Katharin W. McNeilly

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. W. McNeilly *a Notary Public in and for said County and State,* Katharin W. McNeilly, a widow

the within named 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* 28 *day of* May *19*63

W. W. McNeilly *Notary Public*

Commission expires 1-27-66

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