K 3577

For and in consideration of the sum of Ten ($10.00) and no/100..... *DOLLARS*

cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged.

We, William L. Hoge and wife Josephine Hoge, Houston Williams and wife Lois Williams,

have bargained and sold, and by these presents do transfer and convey unto the said J.D. Hemby and wife Rachel C. Hemby, 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. 63 on the Plan of West Nashville Annex, as of record in book 332, page 11, Register's Office for said County, described as follows:

Beginning in the center of James Avenue at the northeast corner of property conveyed to Mary L. McPherson by deed from Joe V. Thompson, et al, of record in book 3135, page 196, said Register's Office; thence with the northerly line of said McPherson property, westwardly 200 feet; thence northwardly and parallel with the center line of James Avenue, 85 feet; thence eastwardly and parallel with the northerly line of said McPherson property, 200 feet to the center of James Avenue; thence with the center of said Avenue, southwardly 85 feet to the beginning. This tract is unimproved. Being the same real property conveyed to William L. Hoge and Houston Williams, by deed from Mack Haggia Wall and wife, dated March 31, 1962, filed April 4, 1962, and recorded in book 3370, page 127, 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 J.D. Hemby and wife Rachel C. Hemby, their

heirs and assigns, forever.

And we *do covenant with the said* J.D. Hemby and wife Rachel C. Hemby

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 taxes for 1963 which have been pro-rated and assumed by grantees.

And we, William L. Hoge and wife Josephine Hoge, Houston Williams and wife Lois Williams *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.D. Hemby and wife Rachel C. Hemby, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands this 12th day of July, 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.*

William L. Hoge

Josephine F. Hoge

Houston Williams

Lois (Faye) Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Stephens, *a Notary Public in and for said County and State,* Houston Williams and wife Lois Williams and William L. Hoge and wife, Josephine Hoge

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

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* July, *19* 63.

Commission expires Oct 28-1963

Notary Public

Send tax statements to:
J.D. HEMBY
3308 Charlotte Avenue

Compliments of
Guaranty Title Co.
A Division of
Kansas City Title Insurance Co.
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
Recorded in Book
Page
Recording Fee $2.00
By

WARRANTY DEED
FROM
WILLIAM L. HOGE, ET UX and HOUSTON WILLIAMS, ET UX
TO
J. D. HEMBY, ET UX

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74049

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