BK 3613

DO NOT PUBLISH

WARRANTY DEED

For and in consideration of the sum of FIVE THOUSAND, FIVE HUNDRED AND NO/100 - ($5,500.00) - - *DOLLARS*

Cash in hand paid by William M. Brooks and wife, Virginia M. Brooks, receipt of which is hereby acknowledged,

I, Willie Belle Hessey, a widow

have bargained and sold, and by these presents do transfer and convey unto the said William M. Brooks and wife, Virginia M. Brooks

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

Being the westerly 50 feet of the easterly 150 feet of Block 6, on the Map of Hamilton's Subdivision, as of record in Minute Book 1, page 47, County Court for said County.
Said part of Block 6 fronts 50 feet on the southerly side of Hamilton Avenue and extends back between parallel lines 167 feet to an alley.
Being part of the real property conveyed to C. N. Hessey, and wife, Willie Belle Hessey, by deed from Thomas E. Beard, dated June 4, 1948, filed June 4, 1948, and recorded in book 1627, page 23, Register's Office of said County, the said C. N. Hessey having since died.

This subject property is improved and is known as Parcel No. 85-40-13271.
Tax statements are to be sent to William M. Brooks and wife, Virginia M. Brooks at No. 530 Hamilton Avenue, Nashville, 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 William M. Brooks and wife, Virginia M. Brooks their *heirs and assigns, forever.*

And I *do covenant with the said* William M. Brooks and wife, Virginia M. Brooks *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 for Taxes for the year 19[illegible] which have been prorated and payment thereof assumed by Grantees.

And I, Willie Belle Hessey

do further covenant and bind myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William M. Brooks and wife, Virginia M. Brooks their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 16th *day of* August, *19*[illegible]*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Witness: M. C. Ernest
Notary Public, Georgia, State at Large
My Commission Expires Dec. 28, 1965



..., a Notary Public in and ...

the within named bargainor , 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 ... Tennessee, this ... day of ... 19...

... Notary Public

Commission expires ...

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