K 3673

WARRANTY DEED G-9863 THIS FORM FURNISHED BY [redacted] TITLE CO. Nashville

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

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Karl Marcusson and wife, Mamie E. Marcusson

have bargained and sold, and by these presents do transfer and convey unto the said Effie S. Hooker and husband, John J. Hooker, as tenants by the entirety, 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 part of Lot No. 53 and the northerly part of Lot No. 52 on the plan of Belair, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee, described as follows:

S. PT. Lot 53: Beginning in the westerly margin of Hillsboro Road or 21st Avenue South, at the southeast corner of property conveyed to Clara Warner Hardison by deed from Bessie E. Dupont of record in Book 611, page 241, said Register's Office; thence with Hardison's south line, westwardly 180 feet, more or less, to the easterly margin of an 18-foot alley; thence southwardly 85 feet to the northerly line of Lot No. 52 in said subdivision; thence with the northerly line of Lot No. 52, eastwardly 174 feet to the westerly margin of 21st Avenue South; thence with the westerly margin of said Avenue, northwardly 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Mamie E. Marcusson, by deed from Eva E. McConnell Felder, of record in Book 1494, page 315, said Register's Office. Karl Marcusson joins in this instrument for the purpose of conveying any marital rights he may have in the S. Pt. of Lot 53.

ALSO: N. PT. Lot 52:

Beginning at a point in the westerly margin of Broadway or Hillsboro Fike, at the southeast corner of Lot No. 53 on said plan, and running thence westerly with the south boundary line of said Lot No. 53 and with the South margin to an alley, 274 feet, more or less, to the easterly margin of another alley, being the northwest corner of said Lot No. 52; thence with the easterly margin of the last mentioned alley, Southerly 85 feet; thence easterly and parallel with the north line of Lot No. 52, and with William J. Vaughn's north line to the westerly margin of Broadway or Hillsboro Pike; thence with the westerly margin of said Broadway or Pike in a northeasterly direction to the beginning. Being the same property conveyed to Karl Marcusson and wife, by deed from A. Hugh Wright, Jr. and wife, of record in Book 2499, page 258, 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 Effie S. Hooker and husband, John J. Hooker their **heirs and assigns, forever.**

And we **do covenant with the said** Effie S. Hooker and husband, John J. Hooker **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.**

Property is improved and known as 2503 & 2505 21st Avenue South.

And we, Karl Marcusson and wife, Mamie E. Marcusson **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Effie S. Hooker and husband, John J. Hooker, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 3rd **day of** January, **19** 64.

Karl Marcusson
Karl Marcusson

Mamie E. Marcusson
Mamie E. Marcusson

PG 135