BK 3674

WARRANTY DEED

For and in consideration of the sum of $10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by Robert L. Hemminger and wife, Azora R. Hemminger, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Harold F. Groenlund and wife, Doris Groenlund

have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Hemminger and wife, Azora R. Hemminger

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 Lot No. 48 and the westerly 25 feet of Lot No. 49 on the Plan of Woodmont Boulevard Section of Paramore Park, as of record in Book 1100, page 5, Register's Office for said County.

Said Lot No. 49 and part of Lot No. 48 front together 100 feet on the northerly margin of Woodmont Boulevard, and runs back 448 feet on the westerly line and 378 feet more or less on the easterly line, to the southerly margin of the right of way of Glendale Car Line, measuring 125 feet, more or less, thereon.

Being the same property conveyed to Harold F. Groenlund and wife, Doris Groenlund, by deed from L. C. Anderson and wife, as of record in Book 1687, page 102, 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 Robert L. Hemminger and wife, Azora R. Hemminger

their *heirs and assigns, forever.*

And We *do covenant with the said* Robert L. Hemminger and wife, Azora R. Hemminger *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.*

And we, Harold F. Groenlund and wife, Doris Groenlund

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert L. Hemminger and wife, Azora R. Hemminger, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* S *this* 10th *day of* January, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Harold F. Groenlund
Harold F. Groenlund

X Doris Groenlund
Doris Groenlund

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O. Kenneth Bruning, *a Notary Public in and for said County and State,* Harold F. Groenlund and wife, Doris Groenlund

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* 10th *day of* January, 19 64

My commission expires Oct 30, 1965

O. Kenneth Bruning
Notary Public

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