K 3677

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100---------- *DOLLARS*

Cash paid by James Albert Francis, Jr., and wife, Shirley Dozier Francis, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Thomas M. Hamlett and wife, Sarah V. Hamlett *have bargained and sold, and by these presents do transfer and convey unto the said* James Albert Francis, Jr. and wife, Shirley Dozier Francis *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 Lots Nos. 27 and 33 on the Map of H. G. McNabb Subdivision, as of record in book 1130, page 64, Register's Office for said County.

Said Lots Nos. 27 and 33 front together 126.5 feet on the southerly side of Morton Street and extend back between lines, 172 feet to a dead line, measuring 113.8 feet, thereon.

Being the same real property conveyed to Thomas M. Hamlett, and wife, Sarah V. Hamlett, by deed from H. G. McNabb, Trustee, dated May 13, 1946, filed June 1, 1946, and recorded in book 1391, page 343, 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 James Albert Francis, Jr. and wife, Shirley Dozier Francis, their *heirs and assigns, forever.*

And we *do covenant with the said* James Albert Francis, Jr. and wife, Shirley Dozier Francis *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, Thomas M. Hamlett and wife, Sarah V. Hamlett *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Albert Francis, Jr. and wife, Shirley Dozier Francis, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our hands *this* 3rd *day of* February, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Thomas M. Hamlett
Thomas M. Hamlett

X Sarah V Hamlett
Sarah V. Hamlett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O Kennett Bowman *Notary Public in and for said County and State,* Thomas M. Hamlett and wife, Sarah V. Hamlett

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* 3rd *day of* February, 1964.

O Kennett Bowman *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires Oct 30, 1965

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