BK 3678

For and in consideration of the sum of Ten ($10.00)

DOLLARS

Other good and valuable consideration paid by Hobart Martin

the receipt of which is hereby acknowledged by Louis T Minnis and wife, Dorothy B Minnis and Lula Minnis

We have bargained and sold, and by these presents do transfer and convey unto the said Hobart Martin

his 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 lot No. 33 I J. M., T. J. and G. W. Harding's Addition to Nashville, a plan of which Addition is or record in book 21, page 80, Register's Office for said County.
Said lot No. 33 fronts 50 feet on the north side of Knowles, formerly Thompson, Street and runs back northerly between parallel lines 150 feet to an alley.
Being the same real property conveyed to James G Minnis and wife, Lula Minnis by deed from D. A. Glover and wife, dated November 25, 1910, filed March 9, 1911, and recorded in book 401, page 623, said Register's Office, the said James G Minnis having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hobart Martin

his heirs and assigns, forever.

And we do covenant with the said Hobart Martin

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 Louis T Minnis and wife, Dorothy B Minnis and Lula Minnis

do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Hobart Martin

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of February, 19 64

Louis T Minnis for Lula Minnis

Dorothy B. Minnis

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W D Hawkins, Jr, a Notary Public in and for said County and State, the within named Louis T Minnis, Dorothy B Minnis and Lula Minnis

the bargainers, 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 office, this 10th day of February, 19 64

Commission expires 1/27/68

Notary Public

12964

WARRANTY DEED

FROM

LOUIS T MINNIS AND WIFE

DOROTHY B MINNIS AND LULA MINNIS

TO

HOBART MARTIN

Received in Davidson County, Tennessee FEB 10 1964 at 11:19 A.M. and recorded in Book 3678 page 141

Recording Fee $ 2.50

Ellis Hyatt Register

By Deputy Reg.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FORM 109-A FOSTER & FOSTER CO., NASHVILLE