BK 3702

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand and No/100 ---------- ($11,000.00) ---------- *DOLLARS*

cash in hand paid by H. G. Hill Realty Company, the receipt of which is hereby acknowledged,

I, Willie Steele, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said H. G. Hill Realty Company, a Tennessee corporation, its successors

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

Being lot No. 397 on the Plan of Maury and Claiborne's Addition to Nashville, as of record in book 21, pages 84 and 85, Register's Office for said County. Said lot No. 397 fronts 40 feet on the easterly side of Wharf Avenue and runs back between parallel lines 150 feet to an alley.
Being the same real property conveyed to Herbert Steele and wife, Willie Steele, by deed from Snow Patterson, of record in book 2442, page 279, said Register's Office, the said Herbert Steele 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 H. G. Hill Realty Company, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* H. G. Hill Realty Company *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 1964 which are prorated and assumed by grantee.

And I, Willie Steele *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. G. Hill Realty Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 4th *day of* ~~February~~ March *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.*

Mrs. Willie Steele

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

FORREST W. GRAHAM

Personally appeared before me, Willie Steele, a widow, *a Notary Public in and for said County and State,*

the within named bargainor , with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 4 *day of* ~~February~~ March *19*64

Forrest W. Graham *Notary Public*

Commission expires My Commission Expires Oct. 22, 1964

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

17121

WARRANTY DEED
FROM
Willie Steele
TO
H. G. Hill Realty Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 5th day of MAR A.D. 1964 at 2:05 o'clock P.M.
Noted in Book 1081 Page 379
Recorded in Book Page
Recording Fee $ 2.50
Register
Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. 7th & Union
NASHVILLE 3, TENNESSEE



PG 431