BK 3766

WARRANTY DEED

For and in consideration of the sum of ---------ONE ($1.00) DOLLAR ---------- *DOLLARS*

cash in hand paid by Nathaniel J. Hamilton to Nancy S. Hamilton, receipt of which is hereby acknowledged, I, Nancy S. Hamilton,

have bargained and sold, and by these presents do transfer and convey unto the said Nathaniel J. Hamilton,

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

Land in Davidson County, being Lot No. 43 on the Plan of George I. Waddey's State Normal Sub division, not of record, described according to a survey made by W. B. Southgate, June ___, 1916, as follows:

Beginning on the easterly margin of 39th Avenue, North at the corner of Lots Nos. 43 and 44, said point being 250 feet northerly from the northeast corner of said 39th Avenue North and Centennial Boulevard; thence with the line between said Lots Nos. 43 and 44, eastwardly 150 feet to a point on the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 50 feet to the corner of Lots Nos. 42 and 43; thence with the line between said Lots Nos. 42 and 43, westwardly 150 feet to the easterly margin of 39th Avenue North; thence with easterly margin of said Avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to Nathaniel J. Hamilton and Nancy S. Hamilton by Sam Garfinkle et ux, of record in Book 2702, page 550, R.O.D.C., Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nathaniel J. Hamilton his *heirs and assigns, forever.*

And I *do covenant with the said* Nathaniel J. Hamilton *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 deed of trust note to J. J. Foley, Jr., Trustee, of record in Book 2702, page 550, R. O. D. C., Tennessee, and taxes for 1964 to be prorated

And I, Nancy S. Hamilton, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Nathaniel J. Hamilton his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand* this *day of* ~~May~~ June 1, *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.*

Nancy S. Hamilton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. B. Hogan, *a Notary Public in and for said County and State,* Nancy S. Hamilton

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* 1 *day of* June, *19* 64

W. B. Hogan *Notary Public*

W. B. HOGAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 5-25-66

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