BK 3768

WARRANTY DEED

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

Cash paid by Frank W. McMichael, et ux, Edna R. McMichael and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said, Frank W. McMichael, et ux, Edna R. McMichael of the unpaid principal balance of a note in the original amount of $14,200.00, secured by a deed of trust to Herschel Greer, Trustee, filed May 24, 1956, recorded in book 2540, page 55, Register's Office for Davidson County, Tennessee.

We, Charles Bernhard Hingst, et ux, Judith C. Hingst *have bargained and sold, and by these presents do transfer and convey unto the said* Frank W. McMichael, et ux, Edna R. McMichael 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. 219 on the Plan of Section Seven, Lincoya Hills, as of record in Book 2331, page 119, Register's Office for said County.

Said Lot No. 219 fronts 108.72 feet on the south side of Windemere Circle and runs back between lines, 203.3 feet on the east line and 200.8 feet on the west line to a dead line in the rear on which it measures 62 feet.

Being the same property conveyed to Charles Bernhard Hingst and wife, Judith C. Hingst, by deed from Joe Anderton and wife, as of record in Book 2748, page 539, 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 Frank W. McMichael, et ux, Edna R. McMichael their *heirs and assigns, forever.*

And we *do covenant with the said* Frank W. McMichael, et ux, Edna R. McMichael *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, Charles Bernhard Hingst, et ux, Judith C. Hingst *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frank W. McMichael, et ux, Edna R. McMichael their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 12th *day of* June, *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 Charles Bernhard Hingst
Charles Bernhard Hingst
X Judith C. Hingst
Judith C. Hingst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Charles Bernhard Hingst, et ux, Judith C. Hingst *the within named bargainors, 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 [illegible] *Tennessee, this* 12th *day of* June, *19* 64.

[illegible] *Notary Public*

Commission expires 5-18-68

WARRANTY DEED
FROM
Charles Bernhard Hingst, et ux
TO
Frank W. McMichael, et ux
$14,200.00 G 170826

DOCUMENTARY 5 CENTS UNITED STATES INTERNAL REVENUE 5 CENTS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day
JUN A.D. 64 M.
3:22 o'clock Page 952
Recorded in Book 2709 Page
Recording fee $ 2.00
[illegible], Register
Deputy Reg.

Compliments of
Guaranty Title Company

DOCUMENTARY 5 CENTS 5 CENTS UNITED STATES INTERNAL REVENUE

DOBSON & JOHNSON, INC.

PG 75