Return to
GUARANTY TITLE

WARRANTY DEED BOOK 4149 PAGE 440 G-194515

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucius W. Hart		6D-18415
(NAME): 612 Harding Place	(NAME): Same	Map 147-1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	Par. 194
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Sixteen Thousand Eight Hundred and No/100 ---------- (16,800.00) ---------- *DOLLARS*

of which $3,296.35 has been paid in cash by Lucius W. Hart and wife, Virginia M. Hart, the receipt of which is hereby acknowledged, and for the remainder the said Lucius W. Hart and wife, Virginia M. Hart, have assumed and agree to pay the unpaid balance of $13,503.65 of an indebtedness in the original amount of $14,900.00, secured by deed of trust executed by Lowell Vernon Hobbs and wife, Betty S. Hobbs, to John W. Murphree, Trustee, of record in book 3268, page 209, Register's Office for Davidson County, Tennessee, and assigned to The Philadelphia Saving Fund Society by instrument of record in book 3270, page 351, said Register's Office,

We, Lowell Vernon Hobbs and wife, Betty S. Hobbs,

have bargained and sold, and by these presents do transfer and convey unto the said Lucius W. Hart and wife, Virginia M. Hart, their

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

Being lot No. 270 on the Plan of Section II, Caldwell Hall, of record in book 2900, page 96, Register's Office for said County.
Said lot No. 270 fronts 80 feet on the north side of Harding Place and extends back 174.8 feet on the east line and 172.8 feet on the west line to a dead line in the rear on which it measures 80 feet.
Being the same real property conveyed to Lowell Vernon Hobbs and wife, Betty S. Hobbs, by deed from J. M. Medlin and Company, of record in book 3252, page 601, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, 50-foot building setback line from Harding Place and conditions of owners certificate, as shown on plan of record in book 2900, page 96, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in instruments of record in book 1788, page 108 and book 3097, page 407, Register's Office for said County.

STATE TAX $ 25.20
PROBATE .50
TOTAL $ 25.70

JUL 5 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 5 - 1967

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as 617 Harding Place (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lucius W. Hart and wife, Virginia M. Hart, their *heirs and assigns, forever.*

And we *do covenant with the said* Lucius W. Hart and wife, Virginia M. Hart *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,* except for taxes for the year 1967 which are prorated and assumed by grantees.

And we, Lowell Vernon Hobbs and wife, Betty S. Hobbs *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lucius W. Hart and wife, Virginia M. Hart, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* June, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lowell Vernon Hobbs

Betty S. Hobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* Lowell Vernon Hobbs and wife, Betty S. Hobbs

*the 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* 30 *day of* June, *19*67.

Alice M. Mahon *Notary Public.*

Commission Expires April 26, 1970

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....

day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

78575 .....
Notary Public

Commission Expires.....

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 5 9 01 AM '67
NOTED: BOOK 116 PAGE 729
RECORDING FEE $ 4.50
DEP. REG. ____


