1539

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 (Five and No/100)---------- DOLLARS

cash in hand paid and other valuable consideration by James A. Cleaver and wife, Clara M. Cleaver, receipt of which is hereby acknowledged,

we, Earl W. Francis and wife, Evelyn P. Francis,

have bargained and sold, and by these presents do transfer and convey unto the said James A. Cleaver and wife, Clara M. Cleaver, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the east 89 feet front and 70½ feet rear of Lot No. 22 on the Map of Eastdale Place of record in Book 547, pages 29 and 30, Register's Office for said County. Said part of said Lot fronts 89 feet on the south side of Riverwood Drive and runs back between lines 200 feet, more or less, to a dead lin in the rear on which it measures 70½ feet.

Being the same property conveyed to Earl W. Francis and wife, Evelyn P. Francis, by deed from C. C. Davidson and wife, Thelma Davidson, of record in Book , page , said Register's Office.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Cleaver and wife, Clara M. Cleaver, their heirs and assigns, forever.

And we do covenant with the said James A. Cleaver and wife, Clara M. Cleaver 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 1947 taxes which are assumed by the grantee herein.

And we, Earl W. Francis and wife, Evelyn P. Francis, do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Cleaver and wife, Clara M. Cleaver, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of July, 1947.

James A Cleaver — JAMES A. CLEAVER
Clara M Cleaver — CLARA M. CLEAVER
Earl W. Francis — Earl W. Francis
Evelyn P. Francis — Evelyn P. Francis

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Reed H. Williams, a Notary Public in and for said County and State, the within named Earl W. Francis and wife, Evelyn P. Francis, 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 17th day of July, 1947.

Commission expires Feb 22. 1947

Reed H Williams
Notary Public

213