2097

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - $15,000.00 - - - - - - -
- - - - - - - - Fifteen Thousand and No/100 - - - - - - - - - DOLLARS

Cash in hand paid by George L. Cannon and wife, Agatha Erlene Cannon, the receipt of which is hereby acknowledged,

we, Frank V. Leeper, unmarried
have bargained and sold, and by these presents do transfer and convey unto the said George L. Cannon and wife, Agatha Erlene Cannon, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 7 and the northerly part of lot No. 8 in G. W. Carver's Unrecorded plan of the Subdivision of certain lots in W. S. Ashworth's Subdivision, to wit:

Being parts of lots Nos. 21 and 22 in W. S. Ashworth's re-subdivision of lots Nos. 47, 46, 49 and 50 in the Town of Brownsville, a plan of which is of record in Book 161, page 153, Register's Office for said County, described as follows:

Beginning at a stake in the westerly margin of Riverside Drive, 50 feet southwardly from Greenwood Avenue; thence running southerly along the westerly margin of Riverside Drive 60 feet; thence westerly and parallel with the line between lots Nos. 7 and 8, 117 feet, more or less, to the easterly line of the right of way of the Lewisburg and Northern Railroad; thence northerly along the easterly margin of said right of way, 74 feet to the corner of lots Nos. 6 and 7; thence easterly with the line between said two lots 145 feet, more or less to the beginning.

Being the same property conveyed to Frank V. Leeper and wife, Eva Leeper by deed from Hugh E. Burton and wife, Blanche Burton of record in book 929, page 259, Register's Office for Davidson County, Tennessee. The said Eva Leeper 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 George L. Cannon and wife, Agatha Erlene Cannon their heirs and assigns, forever.

And we do covenant with the said George L. Cannon and wife, Agatha Erlene Cannon 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 taxes for 1952, which have been pro-rated and assumed by the grantees herein.

And we, Frank V. Leeper, unmarried do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George L. Cannon and wife, Agatha Erlene Cannon, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this Eighth day of October, 19 52.

Frank V. Leeper
Frank V. Leeper.

353