K 2158

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid by Ewing O. Harper, Jr. and wife, Lillian G. Harper, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we Donald J. Ellis and wife, Geneva Pauline Ellis, have bargained and sold, and by these presents do transfer and convey unto the said EWING O. HARPER, JR. and wife, LILLIAN G. HARPER, 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. 77 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for said County.

Said Lot No. 77 fronts 120 feet on the southerly side of Crossfield Drive and runs back between lines 120 feet to a dead line in the rear, which is a broken line, measuring 138.8 feet thereon.

Being the same property conveyed to Donald J. Ellis and wife, Geneva Pauline Ellis, by deed from A. & C. Homes, Incorporated, of record in Book 1855, page 451, said Register's Office.

This conveyance is subject to two deeds of trust executed by Donald J. Ellis and wife, Geneva Pauline Ellis, to Herschel Greer, Trustee, the same being of record in Book 1865, page 553, and in Book 1865, page 557, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EWING O. HARPER, JR. and wife, LILLIAN G. HARPER, their heirs and assigns, forever, subject to the above listed two deeds of trust.

And we do covenant with the said EWING O. HARPER, JR. and wife, LILLIAN G. HARPER 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 the two above listed deeds of trust, which said property is taken subject to, and 1953 taxes which have been assumed by the grantees herein.

And we, DONALD J. ELLIS and wife, GENEVA PAULINE ELLIS, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said EWING O. HARPER, JR. and wife, LILLIAN G. HARPER, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of August, 1953.

Donald J. Ellis

Geneva P. Ellis

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julia L. Mallerson, a Notary Public in and for said County and State, the within named Donald J. Ellis and wife, Geneva Pauline Ellis, the 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 office, this 20th day of August, 1953.

Julia L. Mallerson
Notary Public

Commission expires April 5, 1955

JULIA L. MALLERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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