K 2204

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

TEN AND NO/100 ($10.00) **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, We, John W. Myers, and wife, Mary K. Myers,

this day have bargained and sold, and by these presents do transfer and convey unto the said James C. Snell, Jrand wife, Laura S. Snell

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. 15 on the Plan of a Resubdivision of Part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for said County.

Said Lot No. 15 fronts 150 feet on the easterly side of Sunnybrook Drive and runs back 315.13feet on the north line and 312.9 feet on the south line, to a dead line, measuring 150 feet thereon.

Being the same property conveyed to John W. Myers et ux, Mary K Myers by deed from Frank E. Ratner, et ux, Elizabeth Ratner, of record in Book 2139, page 495, 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 James C. Snell, Jr. Et ux Laura S. Snell their heirs and assigns, forever.

And we do covenant with the said James C. Snell, Jr. et ux Laura S. Snell 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 John W. Myers et ux, Mary K. Myers do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said James C. Snell, Jr. et ux, Laura S. Snell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th day of November, 1953

John W. Myers

Mary K. Myers

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