2276

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - ($10.00) - - - - - - - - - - - - - -

- - - - Ten dollars cash and other good and valuable considerations - - - DOLLARS

Cash in hand paid by Orville C. Allen and wife, E. Cherry M. Allen, receipt of which is hereby acknowledged,

We, Robert P. Rains and wife, Ruth J. Rains

have bargained and sold, and by these presents do transfer and convey unto the said Orville C. Allen and wife, E. Cherry M. Allen

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. 10 on the Map of H. G. McNabb's Subdivision, as of record in book 1130, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 beings at a point in the easterly margin of Louise Drive, the common front corner of Lots Nos. 10 and 11; thence northerly along said drive 49. 1 feet to a point, the beginning of a curve; thence 34.4 feet around said curve, having a raduis of 20.3 feet to a point in the southerly margin of Tanksley Street; thence easterly 150 feet along said street to a point; thence southerly 51.9 feet to a point, the common rear corner of Lots Nos. 10 and 11; thence 168.2 feet westerly to the point of beginning.

Being the same property conveyed to Robert P. Rains and wife, Ruth J. Rains by warranty deed from J. E. Moss and wife, Dorothy Hill Moss, as of record in Book 1467, page 279, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Orville C. Allen and wife, E. Cherry M. Allen their heirs and assigns, forever.

And we do covenant with the said Orville C. Allen and wife, E. Cherry M. Allen 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 the year 1954, which are pro-rated and assumed by the grantees herein.

And We, Robert P. Rains and wife, Ruth J. Rains do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Orville C. Allen and wife, E. Cherry M. Allen their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of April, 1954

Robert P. Rains
(Robert P. Rains)

Ruth J. Rains
(Ruth J. Rains)

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