K 2292

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eleven Thousand and No/100 ----------
----------($11,000.00) ----------DOLLARS
Cash in hand paid by Edward F. Quigley and wife, Valerie G. Quigley, the receipt of which is hereby acknowledged, I,

MARGARET E. CONLEY (a widow)

_____ have bargained and sold, and by these presents do transfer and convey unto the said Edward F. Quigley and wife, Valerie G. Quigley
~~their~~ _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the northerly 50 feet of lot No. 16 and part of a 10-foot reserved strip immediately to the rear of said lot on the map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County, described together as follows:
Beginning at a point on the easterly margin of Kenner Avenue at the southerly corner of lot No. 15 on said map; thence with the line between said lots Nos. 15 and 16, northeastwardly 212.5 feet to a point in the eastern boundary line of said 10-foot strip; thence with the eastern boundary line of said strip, southeastwardly 50.08 feet, more or less, to the northerly corner of the property conveyed to Thelma Hershkovitz by deed from Third National Bank, of record in Book 903, page 182, said Register's Office; thence with said Hershkovitz's northern boundary line, southwestwardly 209 feet, more or less, to the easterly margin of said Avenue; thence with the easterly margin of said Avenue, northwestwardly 50 feet to the beginning.
Being the same property conveyed to Margaret E. Conley by deed from J. A. Stevens and wife, of record in Book 1006, page 232, 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 Edward F. Quigley and wife, Valerie G. Quigley
_____ their heirs and assigns, forever.

And I do covenant with the said Edward F. Quigley and wife, Valerie G. Quigley
_____ that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And I, Margaret E. Conley
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Edward F. Quigley and wife, Valerie G. Quigley
_____ their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of July, 1954

_____ Mrs Margaret E. Conley

_____ _____

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