K 2293

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of . . . .
Ten & No/100 - DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged, we
James H. Ryan, Jr., and Robert A. Ryan, Trustees,

______ have bargained and sold, and by these presents do transfer and convey unto the said J. M. Davis, Sr., and wife, Marie C. Davis, their ______ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the east 40 feet of Lot 14 and the west 85 feet of Lot 15 of Block D on the map of Whitland Realty Company, as of record in Book 332, page 141, Register's Office for said County.
Said parts of said Lots 14 and 15 together front 125 feet on the north side of Whitland Avenue and run back between parallel lines 200 feet to a dead line, and is the same property conveyed to Mary R. Frost by three deeds of F. E. Southgate, recorded in Book 454, page 602; Book 452, page 587; and Book 658, page 735, respectively, Register's Office for Davidson County, Tennessee. Being the same property conveyed to the American National Bank of Nashville, by deed of record in Book 1118, page 25, said Register's Office and being the same property conveyed to James H. Ryan and wife, Nona A. Ryan by deed of record in Book 1264, page 163, and subsequently conveyed to James H. Ryan, Jr., and Robert A. Ryan, Trustees, of record in Book 2292, page 203, 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 J. M. Davis, Sr., and wife, Marie C. Davis, their ______ heirs and assigns, forever.

And we do covenant with the said J. M. Davis, Sr., and wife, Marie C. Davis 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 we, James H. Ryan, Jr., and Robert A. Ryan, Trustees, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. M. Davis, Sr., and wife Marie C. Davis, their . . . . heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of August, 1954.

James H Ryan Jr Trustee

Robert A. Ryan, TRUSTEE

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