K 2296

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Two Hundred Fifty ($250.00)---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration,

We, W. L. Divney, and wife, Elizabeth Divney,

have bargained and sold, and by these presents do transfer and convey unto the said Mary L. Jeffries Woodward

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: a lot or parcel of land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being the Easterly Part of Lot No 20 on the Map of E. B. Rucker's Subdivision of the Litton Property, not of record, described as follows:

Beginning at a point in the Northerly margin of Moneta Street, 200 feet West of the Northwest corner of Moneta Street and Scott Avenue, the Southwest corner of the property conveyed to Mary L. Jeffries, by deed from Ruby Chaffin and husband, of record in Book 1031, page 599, Register's Office for Davidson County, Tennessee, thence northwardly passing Mary L. Jeffries' Northwest corner, 220, feet, more or less, to a point, the Southeast corner of the property conveyed to E. B. Rucker, by deed from E. P. Trotter, and wife, of record in Book 936, page 238, said Register's Office; thence Westwardly with Rucker's South line 50 feet, more or less, to a point, the Northeast corner of the property conveyed to Mrs Marguerite Elva Frazier by deed from E. B. Rucker and wife, of record in Book 567, page 213, said Register's Office; thence Southwardly with Mrs Frazier's Easterly line, 220 feet, more or less, to a point in the North margin of Moneta Street, the Southeast corner of the Frazier Lot; thence Eastwardly with the North margin of Moneta Street 50 feet, more or less, to the point of beginning.

Being the same property conveyd to W. L. Divney by warranty deed from Mary L. Jeffries, of record in Book 1046 page 286, 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 Mary L. Jeffries Woodward, her heirs and assigns, forever.

And We do covenant with the said Mary L. Jeffries Woodward, 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, W. L. Divney and wife, Elizabeth Divney, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary L. Jeffries Woodward, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7th day of July 19 54

W. L. Divney

Elizabeth Divney

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