K 2345

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100----------DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, Shirley S. Shannon and wife, Ann C. Shannon,

have bargained and sold, and by these presents do transfer and convey unto the said William Linford Bratten, Jr. and wife, Jean T. Bratten, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the west 75 feet of the east 235 feet of the North 266 feet more or less of Lot "D" on the Corrected Map of W. P. Beaty's Subdivision, of the W. H. Thornton Tract, of record in Book 332, page 110, Register's Office for said County.

Said part of said lot fronts 75 feet on the southerly side of Sarver Avenue, or Madison Avenue, and runs back between parallel lines, parallel to and 160 feet west of the line between Lots "D" and "E", 266 feet more or less, to a dead line.

Being the same property conveyed to Shirley S. Shannon and wife, Ann C. Shannon, by deed from W. E. Reed, Jr. and wife, of record in Book 2278, page 429, 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 William Linford Bratten, Jr. and wife, Jean T. Bratten, their **heirs and assigns, forever.**

And we **do covenant with the said** grantees herein, **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 by 1965 taxes, which the grantees herein assume and agree to pay.

And we, Shirley S. Shannon and wife, Ann C. Shannon **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** grantees herein, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand s this 16th day of February, 19 65.

Shirley S. Shannon
Shirley S. Shannon

Ann C. Shannon
Ann C. Shannon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred S. Ramsey, a Notary Public in and for said County, and State, the within named Shirley S. Shannon and wife, Ann C. Shannon

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 1 day of March, 19 65

Commission expires Aug 12, 1967

Fred S. Ramsey
Notary Public

DOCUMENTARY
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
THREE DOLLARS AND THIRTY CENTS

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
THREE DOLLARS AND THIRTY CENTS

DOCUMENTARY
STATE OF TENNESSEE

FILED FOR RECORD
MAR 8 1965
3:29 P.M.
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

RECORDED
MAR 8 1965
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE

TO

FROM

WARRANTY DEED

4:94:1

G 432