K 2394

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - -$10.00- -Ten & No/100- - - - - - - - - - - - - - - - DOLLARS

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Jack Ward and wife, Catharine Niles Ward,

______ have bargained and sold, and by these presents do transfer and convey unto the said Edwin L. Kaiser and wife, Margaret Helen Kaiser, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 147 on the Map of Maplecrest, a subdivision of C. R. Quarles' land, as shown on an unrecorded plat of the same made by Cantrell, Connell, and Greek, Engineers.

Said Lot No. 147 fronts 80 feet on the northerly side of Maplecrest Drive and extends back between lines 299.5 feet on the easterly side and 247.2 feet on the westerly side to a dead line measuring 95 feet thereon.

Being the same property conveyed to Jack Ward and wife, Catharine Niles Ward, by deed from Robert W. Smith, Jr., and wife, of record in Book 1939, page 9, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edwin L. Kaiser and wife, Margaret Helen Kaiser, their heirs and assigns, forever.

And we do covenant with the said Edwin L. Kaiser and wife, Margaret Helen Kaiser 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, Jack Ward and wife, Catharine Niles Ward do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edwin L. Kaiser and wife, Margaret Helen Ward, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of April, 1955

Jack Ward

Catharine Niles Ward

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