BK 2438

WARRANTY DEED

For and in consideration of the sum of

Seven Thousand Five Hundred ($7,500.00) & 00/100 - - - - - - - - - - DOLLARS cash in hand paid, the receipt of which is hereby acknowledged.

We, Walter C. Maney and wife, Ruby Mai Maney have bargained and sold, and by these presents do transfer and convey unto the said Frank Childress and wife, Louise W. Childress, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly half of lot No. 58 on the plan of Inglewood Place, as of record in book 332, page 101, Register's Office for said County.
Said part of lot No. 58 fronts 50 feet on the southerly side of Shelton Avenue, and runs back 195.8 feet on the easterly line and 198 feet, more or less, on the westerly line, to a dead line, and measures 50 feet thereon.
Being the same property conveyed to Walter C. Maney and wife, Ruby Mai Maney by deed from Julia May Stewart, of record in book 1309, page 398, Register's Office for said County.

Subject to restrictive covenants contained in deed from Inglewood Park Company to W. M. Leftwich, Trustee, of record in book 560, page 289, 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 Frank Childress and wife, Louise W. Childress, their heirs and assigns, forever.

And we do covenant with the said Frank Childress and wife, Louise W. Childress 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, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank Childress and wife, Louise W. Childress their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27 day of June, 1955.

Walter C. Maney

Ruby Mai Maney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, , a Notary Public in and for said County and State, the within named Walter C. Maney, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this day of , 19

Commission expires

Notary Public

PG 569