K 2440

For and in consideration of the sum of ----------$7950.00----------

----------SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100---------- **DOLLARS**

Cash in hand paid by Francis Xavier O'Donnell and wife, Elizabeth M. O'Donnell, the receipt of which is hereby acknowledged, we, O.W. Higley and wife, Ella Dean Higley

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Francis Xavier O'Donnell and wife, Elizabeth M. O'Donnell

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

Land in Davidson County, Tennessee, bein Lot No. 14 and the southerly 4 feet of lot No. 7 on the Map of the Montague Park Subdivision, as of record in book 422, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 and southerly 4 feet of lot No. 7 are described together as fronting 100 feet on the northeasterly margin of Grape Vine Avenue and extending back between parallel lines 191.5 feet to a dead line in the rear.

Bein the same property conveyed to O.W. Higley and wife, Ella Dean Higley by deed from Oliver P. Dean and wife, Elizabeth S. Dean, as of record in book 1212, page 144, and as to the part of Lot Nos. 7 described herein by deed from Sam H. Curtis and wife, Nilla Dean Curtis, as of record in book 1882, page 366 and as corrected by a deed of record in book 1882, page 507, 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 Francis Xavier O'Donnell and wife, Elizabeth M. O'Donnell _____ their heirs and assigns, forever.

And we do covenant with the said Francis Xavier O'Donnell and wife, Elizabeth M. O'Donnell 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, O.W. Higley and wife, Ella Dean Higley

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** Francis Xavier O'Donnell and wife, Elizabeth M. O'Donnell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of _____, 19__.

_____ O.W. Higley

_____ Ella Dean Higley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named O.W. Higley and wife, Ella Dean Higley

_____

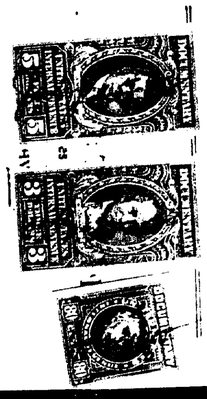
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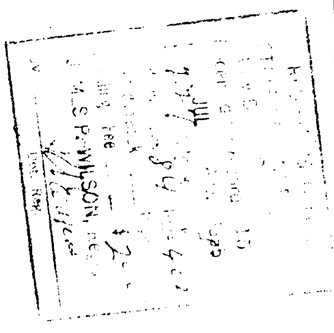
the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 15th day of _____, 19__.

Commission expires May 11, 1953

O.B. Jones
O.B. Jones, Notary Public





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WARRANTY DEED

FROM

TO

64875

G 640