K 2450

WARRANTY DEED

For and in consideration of the sum of ($10.00)

TEN & NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

CASH in hand paid by Charles Henry Rowland and wife, Edna Bell Rowland, and other good and valuable consideration, receipt of which is hereby acknowledged,

We, James Riley Ferguson and wife, Emma C. Ferguson,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES HENRY ROWLAND AND WIFE, EDNA BELL ROWLAND,

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, being Lot No. 9 of Block "E" on the Plan of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 9 fronts 50 feet, more or less, on the northerly side of Oak Street and runs back 131.7 feet on the easterly line and 132.4 feet on the westerly line, to a dead line, measuring 50 feet, more or less, thereon.

Being the same property conveyed to Mrs. Emma C. Ferguson, by deed from Albert H. Halmontaller and wife, Lyndal Ferguson Halmontaller, of record in Book 1467, page 15, 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 Charles Henry Rowland and wife, Edna Bell Rowland, their heirs and assigns, forever.

And we do covenant with the said Charles Henry Rowland and wife, Edna Bell Rowland, 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, James Riley Ferguson and wife, Emma C. Ferguson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Henry Rowland and wife, Edna Bell Rowland, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of September, 1955

James Riley Ferguson

Emma C. Ferguson

G 519