K 2481

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00)
and no/100 **DOLLARS**

Cash in hand paid by Edna C. Maxwell and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged.

I, Phillip Saindon

have bargained and sold, and by these presents do transfer and convey unto the said Edna C. Maxwell

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

Land in the Sixth Civil District of Davidson County and being the northerly part of Lot 56 on the plan of subdivision of C. P. Rose property dated March 1925, said plan being of record in Book 547, page 74 R. O. D. C. Tennessee.

Said northerly part of Lot 56 fronts 27 feet on the westerly side of Wickson Avenue and extends back between parallel lines 150 feet to the rear of Lot No. 53 of the said plan.

Being the same property conveyed to Phillip Saindon by deed from Perry Maxwell and wife Edna C. Maxwell as of record in Book _____ Page _____, Register's Office of Davidson County, Tennessee.

SEAL

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edna C. Maxwell, her _____ **heirs and assigns, forever.**

And I **do covenant with the said** Edna C. Maxwell _____ **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And I, Phillip Saindon _____
do further covenant and bind my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Edna C. Maxwell, her _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand** **this** 28 **day of** October, 19 55

Phillip Saindon

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