K 2495

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Five ($5.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Rance Prater and wife, Fronie Prater have bargained and sold, and by these presents do transfer and convey unto the said W. F. Connelly and wife, Ruby N. Connelly 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 Lots Nos. 16, 17 and 18 on the Map of the Re-Subdivision of certain Blocks in Cumberland Nurseries as of record in Book 161, page 139, Register's Office for said County.

Said Lots Nos. 16, 17 and 18 front together 150 feet on the southerly side of Elberta Street, and run back between parallel lines, 180 feet to an alley.

Being the same property conveyed to Rance Prater and wife, Fronie Prater, by deed from Conrad M. Dahnke and wife, Jonnie Mai Dahnke, of record in Book 2346, page 429, 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 W. F. Connelly and wife, Ruby N. Connelly their heirs and assigns, forever.

And we do covenant with the said W. F. Connelly and wife, Ruby N. Connelly 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, except by taxes for the year 1956 which have been pro-rated and assumed by the Grantee.

And we, Rance Prater and wife, Fronie Prater do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. F. Connelly and wife, Ruby N. Connelly, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of March, 1956

Rance Prater

Fronie Prater

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