K 2548

WARRANTY DEED

For and in consideration of the sum of TEN and No/100 (10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Marie Claborn and Van Claborn, the said Van Claborn joining in this instrument for the purpose of agreeing to the conveyance of the hereinafter described property by his former wife,

have bargained and sold, and by these presents do transfer and convey unto the said Frank H. Keith and wife, Stella B. Keith, 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. 18 on the Plan of the Subdivision of the Homestead Block in the Hermitage Addition, as of record in Book 57, page 76, Register's Office for said County.

Said part of Lot No. 18 fronts 25 feet on the northerly side of Green Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Marie Claborn by deed from Elwood Latshaw and wife, Lorell Latshaw, of record in Book 2398, page 441, Register's Office for Davidson County, Tennessee, and by Decree of the Third Circuit Court of Davidson County, of record in Minute Book 54, page 311, said Court.

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 H. Keith and wife, Stella B. Keith, their heirs and assigns, forever.

And we do covenant with the said Frank H. Keith and wife, Stella B. Keith, 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 1956 property taxes which are prorated and assumed by the purchasers.

And we, Marie Claborn and Van Claborn, 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 H. Keith and wife, Stella B. Keith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of July, 1956

Marie Claborn

Van Claborn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. J. Smith, a Notary Public in and for said County and State, the within named Marie Claborn and Van Claborn

the bargainers, 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 27 day of July, 1956

Commission expires 2-1-58

W. J. Smith
Notary Public

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