K 2596

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

**********Ten dollars and no cents**********DOLLARS

Cash in hand to us paid, and other good and valuable considerations, the receipt for all of which is herewith acknowledged,

We, William R. Raney and wife, Trudie R. Raney

have bargained and sold, and by these presents do transfer and convey unto the said James Shirley and wife, Clara June Shirley

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

Being Lot No. 1018 and the easterly 10 feet of Lot No. 1020 of Block 175 on the No. 1 plan of West Nashville, as of record in Book 57, page 74 and 75, R. O. D. C., Tennessee.

Said Lot No. 1018 and part of Lot No. 1020 front together 35 feet on the southerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to William R. Raney and wife, Trudie R. Raney by deed from Charles V. Seaborn and wife, Lucille Seaborn as of record in Book 2482, page 15, R. O. D. C., 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 James Shirley and wife, Clara June Shirley

their heirs and assigns, forever.

And We do covenant with the said James Shirley and wife, Clara June Shirley

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 an endebtedness of record in Book 2417, page 249, Register's Office for Davidson County, Tennessee.

And We, William R. Raney and wife, Trudie R. Raney

do further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Shirley and wife, Clara June Shirley

Their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of September, 19 56

William R. Raney

Trudie R. Raney

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