K 2596

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

cash in hand paid by Otto Prater and wife, Mattie Prater, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, Arkie Smith Ghee have bargained and sold, and by these presents do transfer and convey unto the said Otto Prater and wife, Mattie Prater, 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. 4 of Block "E" on the Plan of Crestview Estates, as of record in Book 843, page 81, Register's Office for said County.

Said Lot No. 4 fronts 75 feet on the east side of Brooks Avenue and runs back between parallel lines 157.4 feet to a dead line.

Being the same property conveyed to G. T. Smith and wife, Arkie Smith, by deed from George B. Graves and wife, of record in Book 1345, page 406; said Register's Office, the said G. T. Smith having since died and Arkie Smith having since married Marvin H. Ghee.

Restrictions filed for record prior to Feb. 15, 1950, in Book 843, page 81, R.O.D.C., Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Otto Prater and wife, Mattie Prater, their heirs and assigns, forever.

And I do covenant with the said Otto Prater and wife, Mattie Prater, 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, except for current taxes which are pro-rated and assumed by the grantees herein.

And I, Arkie Smith Ghee, do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Otto Prater and wife, Mattie Prater, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness ~~my~~ hand this 29th day of September, 19 56

Arkie Smith Ghee

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