BK 2599

#304368

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Cash in hand paid by E. C. Duke and wife, Matilou B. Duke, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, Buford Bishop and wife, Lucille L. Bishop,

have bargained and sold, and by these presents do transfer and convey unto the said E.C.Duke and wife, Matilou B. Duke,

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 the westerly 18 feet of Lot No. 1511 and the Easterly 22 feet of Lot No. 1513 of Block 200 on the Map showing Extension of Plan No. 1, West Nashville, of record in Book 57, page 173, Register's Office for said County.

Said parts of Lots 1511 and 1513 front together 40 feet on the northerly margin of Kentucky Avenue and run back between lines 150 feet on the easterly line and 150.3 feet on the westerly line to an alley measuring 34 feet thereon. Being the same property conveyed to Buford Bishop and wife, Lucille L. Bishop, by deed from E. C. Duke and wife, Matilou B. Duke, of record in Book 2200, Page 286, 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 E.C.Duke and wife, Matilou B. Duke their **heirs and assigns, forever.**

And We **do covenant with the said** E.C.Duke and wife, Matilou B. Duke **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.**

And We, Buford Bishop and wife, Lucille L. Bishop, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** E.C.Duke and wife, Matilou B. Duke, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 9th **day of** October, 19 56

Buford Bishop
Buford Bishop

Lucille L Bishop
Lucille L. Bishop

PG 531