K 2603

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, the receipt of which is hereby acknowledged, I, Grady W. Ferguson, specifically reserving to myself a life estate in the property hereinafter described,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Willard J. Ferguson and wife, Ethel V. Ferguson 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 One-half of Lot No. 229 on the Plan of the Belmont Land Company's Subdivision, as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 229 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines, with the easterly margin of Hawthorne Place, 175 feet to an alley.

Being the same property conveyed to Grady W. Ferguson and wife, Gilla R. Ferguson, by deed from F. W. Penick and wife, Georgia Penick, of record in Book 1403, page 404, Register's Office for said County.

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To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willard J. Ferguson and wife, Ethel V. Ferguson, their heirs and assigns, forever. And I do covenant with the said Willard J. Ferguson and wife, Ethel V. Ferguson, 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.

And I, Grady W. Ferguson, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Willard J. Ferguson and wife, Ethel V. Ferguson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 11th day of December, 1956

Grady W. Ferguson

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