K 2604

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN AND NO/100- **DOLLARS**

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged

We, Sam Lowery and wife, Ava Nell Lowery

have bargained and sold, and by these presents do transfer and convey unto the said George W. Benzenhafer and wife, Katherine Benzenhafer, 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. 110 on the map of Craig's Subdivision of the Crownover property, as of record in book 894, pages 640, and 641, Register's Office for said County.

Said lot No. 110 fronts 50 feet on the easterly side of Craig Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Sam Lowery and wife, Ava Nell Lowery by deed from Lee Newsom and wife, of record in book 1876-page 5, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George W. Benzenhafer and wife, Katherine Benzenhafer their **heirs and assigns, forever.**

And we **do covenant with the said** George W. Benzenhafer and wife, Katherine Benzenhafer **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, Sam Lowery and wife, Ava Nell Lowery **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** George W. Benzenhafer and wife, Katherine Benzenhafer, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** December, 19 56

Sam Lowery

Ava Nell Lowery

PG 37