K 2639

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($3,650.00) - - - - - - - - - - - - - - -

THIRTY SIX HUNDRED FIFTY AND NO/100 - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Thomas A. Shanks, Sr., and wife, Martha J. Shanks, the receipt of which is hereby acknowledged, I, Ethel Tally Lewis, widow of Edward M. Lewis, deceased,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Thomas A. Shanks, Sr., and wife, Martha J. Shanks,

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

Land in the 11th, formerly 18th, Civil District of Davidson County, Tennessee, being a part of the 56.92 acre tract shown on the plan of W. J. Tune's land, of record in Book 974, page 1, of the Register's Office for said County, and described as follows: BEGINNING at a point in the westerly margin of Moss Rose Drive 200 feet southeast from the south margin of a 20-foot Avenue shown on said plan, now known as Claypool Avenue; thence with the margin of Moss Rose Drive South 33½ degrees East 100 feet to the northeast corner of the property conveyed to Edward M. Lewis and wife, by deed from Weakley J. Tune and wife, of record in Book 1225, page 201, said Register's Office; thence with said Lewis' s northerly line southwesterly 200 feet to a point; thence North 33½ degrees West 100 feet to a point; thence northeasterly 200 feet to the point of beginning.

Being the same property conveyed to Edward M. Lewis and wife, Ethel Tally Lewis, by deed of record in Book 1272, page 161, said Register's Office.

See Map Moss Rose Heights Subdivision recorded June 28, 1949, Book 1424, page 109, 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 Thomas A. Shanks, Sr., and wife, Martha J. Shanks,

_____ their **heirs and assigns, forever.**

And I **do covenant with the said** Thomas A. Shanks, Sr., and wife, Martha J. Shanks, _____ **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 taxes for the year 1957 which are to be prorated as of date of deed; and restrictive covenants of record in Book 1153, page 283, said Register's Office.

And I, Ethel Tally Lewis,

do further covenant and bind myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Thomas A. Shanks, Sr., and wife, Martha J. Shanks, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 28th **day of** February, 19 57.

_____ Ethel Tally Lewis

_____ _____

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