K 2642

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of **********$10.00********** ********** Ten dollars and no/100********** DOLLARS and other good and valuable considerations, including the assumption of the payments on a note dated November 3rd, 1954 in the original principal amount of $6400.00 and secured by a deed of trust executed by Franklin L. Scott and wife, Edna H. Scott to Edward W. Lee, Jr., Trustee of record in Book 2352, page 157, Register's Office for Davidson County, Tennessee.



I, Edna Scott,

have bargained and sold, and by these presents do transfer and convey unto the said James A Shepperson and wife, Mary Cullen Shepperson

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

Being Lot No. 2 and the west 10 feet of Lot No. 3 on the map showing the subdivision of Lots 43, 44 and 45 in West Grove Subdivision, as of record in Book 547, page 179, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 63.33 feet on the North side of Utah Avenue and run back between lines, 167.83 feet on the West line of Lot No. 2, and 168.83 feet more or less on the east line of a part of Lot no. 3, to the south margin of the right of way of the West Nashville Brance of the N. C. & St. L. Railroad, on which theymeasure 63.33 feet more or less.

Being the same property vested in Edna Scott as her sole and seperate estate by Order of the Honorable Richard P. Dews, Judge of Part I of the circuit Court of Davidson County, Tennessee, dated 10-14-55, and of record in book 105, page 381 of the minutes books of the Circuit Court of Davidson County, 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 James A Shepperson and wife, Mary Cullen Shepperson their heirs and assigns, forever.

And I do covenant with the said James A. Shepperson and wife, Mary Cullen Shepperson 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, Edna Scott do further covenant and bind Myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Shepperson and wife, Mary Cullen Shepperson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness My hand this 23rd day of March, 19 57

Edna Scott

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