K 2645



WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

------ TEN ($10.00) AND NO/100 ---------- DOLLARS

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

I, Annie H. McCarthy, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said James Armstrong and wife, Annie Lee Armstrong, 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. 377 on the Plan of J. M., T. J. and G. W. Harding's Addition, as of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 377 fronts 50 feet on the westerly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 189 feet to an alley.

Being the same property conveyed to Annie H. McCarthy, by deed from Elizabeth Watson, of record in Book 1279, page 208, Register's Office for 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 Armstrong and wife, Annie Lee Armstrong, their heirs and assigns, forever.

And I do covenant with the said James Armstrong and wife, Annie Lee Armstrong 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 1957 which have been assumed by the grantees.

And I, Annie H. McCarthy 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 Armstrong and wife, Annie Lee Armstrong, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9 day of March, 19 57.

Annie H McCarthy

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