K 2646

WARRANTY DEED

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

Louis F. Buchanan and wife, Dorothy Buchanan

have bargained and sold, and by these presents do transfer and convey unto the said James William Davis and wife, Frances J. Davis 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 Lots Nos. 69 and 70 on the Map of Victory Heights of record in Book 1130, page 97, Register's Office for said County.

Said Lots Nos. 69 and 70 adjoin and front together 120 feet on the southerly side of Chickasaw Avenue and run back between parallel lines 159.5 feet to a dead line in the rear.

Being the same property conveyed to Louis F. Buchanan and wife, Dorothy Buchanan by deed from Hazel B. Camp, unmarried, of record in Book 1638, page 631, 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 James William Davis and wife, Frances J. Davis their heirs and assigns, forever.

And we do covenant with the said James William Davis and wife, Frances J. Davis 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, Louis F. Buchanan and wife, Dorothy Buchanan do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to the said land to the said James William Davis and wife, Frances J. Davis their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of April, 1957

Louis F. Buchanan

Dorothy Buchanan

JAMES H. BREWER
NOTARY PUBLIC
Davidson County, Tenn.

Personally appeared before me, James H. Brewer, a Notary Public in and for the County aforesaid, the within named Louis F. Buchanan and wife, Dorothy Buchanan with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of April, 1957

Christopher expires January 30, 1960

James H. Brewer
Notary Public

G 17