BK 2648

6427

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and for the further consideration that the said William H. Warnack and wife, Myrtle Lee Warnack, do hereby assume and agree to pay the unpaid balance owing upon a certain note in the original amount of $6000.00 dated September 8, 1954, retained in Deed of record in Book 2347, page 575, Register's Office for Davidson County, Tennessee.

we, James H. Lynch and wife, Mary Louise Lynch have bargained and sold, and by these presents do transfer and convey unto the said William H. Warnack and wife, Myrtle Lee Warnack, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the Easterly 50 feet of Lot No. 47 and the Easterly 50 feet of the South part of Lot No. 48 on the Map of Douglas-Levine Subdivision, Madison, Tennessee, as of record in Book 547, page 44, Register's Office for said County.

Said parts of said lots front 50 feet on the north side of Woodruff Street and run back between lines, 107.1 feet, more or less, on the west line, and 106.9 feet on the east line along the west margin of Douglas Street to a dead line in the rear on which they measure 50 feet.

Being the same property conveyed to James H. Lynch and wife, Mary Louise Lynch by deed from Dennis H. Evetts and wife, Delsie C. Evetts of record in Book 2297, page 557, 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 William H. Warnack and wife, Myrtle Lee Warnack, their heirs and assigns, forever.

And we do covenant with the said William H. Warnack and wife, Myrtle Lee Warnack 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, James H. Lynch and wife, Mary Louise Lynch do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William H. Warnack and wife, Myrtle Lee Warnack, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of May, 1957

James H. Lynch

Mary Louise Lynch

PG 223