BK 2692

WARRANTY DEED

For and in consideration of the sum of --------$10.00----------

Ten and no/100----------$10.00-------- **DOLLARS**
cash in hand paid by Anthony M. Cannon and wife, Margaret M. Cannon, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged.

we, William M. Elliott and wife, Viola Bernice Elliott
have bargained and sold, and by these presents do transfer and convey unto the said Anthony M. Cannon and wife, Margaret M. Cannon, 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. 12 on the Map of J.J. Pate's Subdivision of certain lots in G.T. Sheegog's Subdivision, of record in book 843, page 43, Register's Office for said County.

Said lot No. 12 fronts 50 feet on the northeasterly side of Doak Avenue and runs back between parallel lines 164 feet to a dead line.

Being the same property conveyed to William M. Elliott and wife, Viola Bernice Elliott by deed from Arthur Hayes Simpkins and wife, Vallie M. Simpkins, of record in book 2296, page 599, 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 Anthony M. Cannon and wife, Margaret M. Cannon
their **heirs and assigns, forever.**

And we **do covenant with the said** Anthony M. Cannon and wife, Margaret M. Cannon **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,** except the balance of $5,306.18 of an original indebtedness of $5,850.00 executed by said Grantors to Albert H. Thomas, Trustee, dated Sept 3,1954,filed Sept 7,1954 and recorded in book 2310, page 325, R.O.D.C.

And We, William M. Elliott and wife, Viola Bernice Elliott
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Anthony M. Cannon and wife, Margaret M. Cannon, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 1st **day of** AUGUST, 1957

William M. Elliott
William M. Elliott

Viola Bernice Elliott
Viola Bernice Elliott

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A.J. HUNT, **a Notary Public in and for said County and State, the within named** William M. Elliott and wife, Viola Bernice Elliott

the bargainors**, 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 1st **day of** AUGUST, **19**57

Commission expires Jan. 20, 1960

Notary Public

PG 43