BK 2693

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - Ten ($10.00) and 00/100 - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Sadie G. Gates, and other good and valuable consideration, receipt of which is hereby acknowledged, and the further consideration , the said Sadie G. Gates has assumed and agreed to pay a mortgage of record in Book 2307, page 193, Register's Office for Davidson County, Tennessee, said mortgage was given to secure Fidelity Federal Savings & Loan Association the original sum of $8,750.00, its balance as of this date being the sum of $4,903.63.

I, Marianne Gates, have bargained and sold, and by these presents do transfer and convey unto the said Sadie G. Gates her heirs and assigns, my one-half undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 184 and the southerly 5 feet of Lot No. 183, on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said lot and part of lot adjoin and front together 55 feet on the westerly side of 12th Avenue, South, or Granny White Pike, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Howard Gates and Marianne Gates by deed from Rueben H. Glazier and wife, Emily M. Glazier, recorded in Book 2393, page 349, 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 Sadie G. Gates her heirs and assigns, forever.

And I do covenant with the said Sadie G. Gates 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 as set out above.

And I, Marianne Gates do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Sadie G. Gates her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of August, 1957.

Marianne Gates

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