K 2695

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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 of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Luther D. Mayton and wife, Frances L. Mayton, to Herschel Greer, Trustee, of record in Book 1737, page 203, Register's Office for Davidson County, Tennessee, which mortgage the purchaser hereby assumes and agrees to pay, we,

Frances L. Mayton Burney, formerly Frances L. Mayton and husband, Herbert L. Burney

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Clyda J. Sharpe

her **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 Lot No. 156 on the Map of Miro Meadows, of record in Book 1424, pages 94 and 95, said Register's Office. Said Lot No. 156 fronts 65 feet on the westerly side of Kipling Drive and runs back between lines 162 feet on the northerly line and 161.2 feet on the southerly line to a dead line in the rear on which it measures 65 feet. Being the same property vested in Frances L. Mayton (now Burney), by deed from Athens Homes, Inc., of record in Book 1729, page 215, Register's Office for Davidson County, Tennessee, and by quit claim deed from Luther D. Mayton to Frances M. Mayton, of record in Book 2694, page 332, Register's Office for Davidson County, Tennessee.

The said Frances L. Mayton and Frances M. Mayton, being one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clyda J. Sharpe her **heirs and assigns, forever.**

And we **do covenant with the said** Clyda J. Sharpe **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 as appears of record.

And we, Frances L. Mayton Burney and husband, Herbert L. Burney **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Clyda J. Sharpe their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 26th **day of** August, 19 57

Frances L. Mayton Burney

Herbert L. Burney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison **a Notary Public in and for said County and State, the within named** Frances L. Mayton Burney and husband, Herbert L. Burney

NOTARY PUBLIC

the bargainor S 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 26th **day of** August, 19 57

Commission expires February 4, 1961

A. M. Tenison
Notary Public

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