K 2698

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Nine Thousand and No/100 ---------- ---------- $9,000.00 ---------- **DOLLARS**

Cash in hand paid by Claude E. Edwards and wife, Margaret B. Edwards, the receipt of which is hereby acknowledged, we,

Ewing O. Harper, Jr. and Thomas K. Sanders

have bargained and sold, and by these presents do transfer and convey unto the said Claude E. Edwards and wife, Margaret B. Edwards

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 the easterly fifty (50) feet of Lot No. 42 on the Plan of W. H. Hyronemus' Addition to Nashville as of record in Book 161, page 174, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin located in the northerly margin of Granada Avenue, North 33° 00' West, 620 feet from the northwesterly intersection of the margins of Granada Avenue and Lambert Street; thence, with the northerly margin of Granada Avenue, North 33° 00' West, for a distance of 50 feet to an iron pin; thence, North 1° 30' East, 168 feet to an iron pin located in the southerly margin of an unimproved alley; thence, with the southerly margin of the said alley, South 33° 00' East, for a distance of 50 feet to an iron pin; thence South 1° 30' West, 168 feet to an iron pin, the point of beginning.

Being the same property conveyed to Ewing O. Harper, Jr. and Thomas K. Sanders by deed from Jack J. Cohen and wife, Bessie D. Cohen, of record in Book 2641, page 93, 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 Claude E. Edwards and wife, Margaret B. Edwards their **heirs and assigns, forever.**

And we **do covenant with the said** Claude E. Edwards and wife, Margaret B. Edwards **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, Ewing O. Harper, Jr. and Thomas K. Sanders **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Claude E. Edwards and wife, Margaret B. Edwards their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 25th **day of** September, 19 57

Ewing O Harper, Jr.

Thomas K. Sanders

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** Ewing O. Harper, Jr. and Thomas K. Sanders

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 25th **day of** September, 19 57

Commission expires February, 1961

A. M. Tenison
Notary Public

K 297