BK 2701

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, paid by Charles Dayton Kuster, Sr. , and wife, Mattie Mai Kuster, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, George P. Howell and William H. Howell
_____ **have bargained and sold, and by these presents do transfer and convey unto the said**
Charles Dayton Kuster, Sr. and wife, Mattie Mai Kuster
_____ **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 east 50 feet of the west 100 feet of Lot No. 8 on the Map of E. I. Childer's Subdivision of the J. H. Ambrose Tract, of record in Book 332, page 134, Register's Office for said County.

Said part of said Lot No. 8 fronts 50 feet on the north side of Thomas Street, as widened, and runs back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to George P. Howell and William H. Howell, by deed from Courtney T. Oliphant and wife, Emily La Verne Oliphant, of record in Book 2544, page 293, 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** Charles Dayton Kuster, Sr. and wife, Mattie Mai Kuster, their _____ **heirs and assigns, forever.**

**And** we **do covenant with the said** Charles Dayton Kuster, Sr. and wife, Mattie Mai Kuster **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, George P. Howell and William H. Howell **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Charles Dayton Kuster, Sr. and wife, Mattie Mai Kuster, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand** s **this** 16th **day of** October, 1957

George P. Howell
William H. Howell

**STATE OF TENNESSEE**
**Davidson County**

**Personally appeared before me,** C. J. Seivill, **a Notary Public in and for said County and State, the within named** George P. Howell and William H. Howell

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 16th day of October, 1957

**Commission expires** 4-10-

C. J. Seivill
Notary Public

BK 2701 PG 41