K 2705

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten ($10.00) and No/100---------- DOLLARS

Cash in hand paid to us by Estella Ward, the receipt of which is hereby acknowledged and other good and valuable considerations

We, James Easley and Helen Landrum

have bargained and sold, and by these presents do transfer and convey unto the said Estella Ward her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly 16 feet of lot No. 86 and the northerly 17 feet of lot No. 87 on the Plan of Isaac Paul's Addition to Nashville, as of record in Plan Book 1, page 134, Chancery Court at Nashville.

Said parts of lots Nos. 86 and 87 front together 33 feet on the easterly side of 4th Avenue South, formerly Cherry Street, and run back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed to Lenora Easley by deed from Elizabeth A. Gaither of record in book 1284, page 315, said Register's Office.

AND:

Being the same property left to us, James Easley and Helen Landrum and Estella Ward at the death of our mother, Lenora Easley, January 11, 1952.

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

And We do covenant with the said Estella Ward 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, James Easley and Helen Landrum do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Estella Ward her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of November, 1957

James Easley

Helen Landrum

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