K 2736

WARRANTY DEED

For and in consideration of the sum of $4,419.39, receipt of which is hereby acknowledged by the Grantors, we, Alvin U. Nunley, and wife, Ada A. Nunley, have bargained and sold and by these presents do transfer and convey a homestead and dower interest to Edna Earl Whelan to the property herein described and the remainder interest we do transfer and convey equally to Mary Elizabeth Whelan and Patrick Francis Whelan, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

> Land in Davidson County, Tennessee, being the south 15 feet of the west 165 feet of Lot No. 98 and the north 50 feet of Lot No. 99 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Homeplace, as of record in Book 421, page 7, Register's Office for said County.
>
> Said parts of Lots Nos. 98 and 99 front together 65 feet on the easterly side of 25th Avenue South, and run back between parallel lines 165 feet to an alley. Being the same property conveyed to Alvin U. Nunley and wife, Ada A. Nunley, by deed from Robert D. Olker and wife, as of record in Book 2142, page 382, said Register's Office.

This conveyance is subject to a lien in the present amount of $5,580.61 retained on the herein described property by a Deed of Trust, as of record in Book 2175, page 235, R.O., D.C., in the original amount of $6,750.00. Said Deed of Trust is executed by Alvin U. Nunley and wife to E. A. Covington, Trustee, to secure a note dated April 13, 1953, payable to Union Trust Company, Inc.

This conveyance is in compliance with a Decree of the Chancery Court of Davidson County, Tennessee, in the case of Edna Earl Whelan vs. A. U. Nunley, et al. Said Decree was entered in Minute Book 182, page 462, of said Chancery Court.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edna Earl Whelan, Mary Elizabeth Whelan and Patrick Francis Whelan, their heirs and assigns, forever. And we do covenant with the said Edna Earl Whelan, Mary Elizabeth Whelan and Patrick Francis Whelan 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 herein stated.

And we, Alvin U. Nunley and wife, Ada A. Nunley, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edna Earl

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