K 2745

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of SEVEN HUNDRED FIFTY and no/100---------- ---------- DOLLARS

Cash in hand paid to me by Jim Dennis Brown and wife Lola Bell Brown, the receipt of which is hereby acknowledged,

I, Amanda O. Rainey have bargained and sold, and by these presents do transfer and convey unto the said Jim Dennis Brown and wife Lola Bell Brown their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly 25 feet of Lot 26 on the Map of Westdale Subdivision of record in Book 547, page 50, Register's Office for said county.

Said entire lot No. 26 fronts 50 feet on the easterly side of 37th Avenue North, formerly Pilcher Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Amanda O. Rainey for her sole and separate use, free from the marital or other rights of her present or any future husband, by Fred Rohrback and wife Mary G. Rohrback by deed dated October 13, 1954, and recorded in Book 2301, page 392, R. O. D. C. 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 Jim Dennis Brown and wife Lola Bell Brown their heirs and assigns, forever.

And I do covenant with the said Jim Dennis Brown and wife Lola Bell Brown that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Amanda O. Rainey do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jim Dennis Brown and wife Lola Bell Brown their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of April 19 58

x Amanda O Rainey

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