K 2795

Book 79[illegible] Page [illegible] 635

WARRANTY DEED

For and in consideration of the sum of - - TEN AND NO/100 - - - - - - - - - -
- - ($10.00) - *DOLLARS*
cash in hand paid by AUSTIN G. RAGAN AND WIFE, JUNE S. RAGAN, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, JACK P. POWELL AND WIFE, ERMINE M. POWELL,
have bargained and sold, and by these presents do transfer and convey unto the said
AUSTIN G. RAGAN AND WIFE, JUNE S. RAGAN,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 98 on the Map of Dalewood, Section I, of record in Book 1424, page 108, Register's Office for said County.

Said Lot No. 98 fronts 82 feet on the easterly side of Stratford Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to JACK P. POWELL AND WIFE, ERMINE M. POWELL, by deed from John D. Phipps and wife, of record in Book 1759, page 393, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1729, page 154; and subject to conditions set out in Plan of record in Book 1424, page 108, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said - - AUSTIN G. RAGAN AND WIFE, JUNE S. RAGAN,
their *heirs and assigns, forever.*

And we *do covenant with the said* AUSTIN G. RAGAN AND WIFE, JUNE S. RAGAN,
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 by taxes for the year 1958, which have been prorated and are hereby assumed by the grantee.

And we, JACK P. POWELL AND WIFE, ERMINE M. POWELL,
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* AUSTIN G. RAGAN AND WIFE, JUNE S. RAGAN,
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our hands *this* 3rd *day of* July, *19* 58, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jack P Powell
Ermine M. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Evelyn S. Kurz, *a Notary Public in and for said County and State,* Jack P. Powell and wife, Ermine M. Powell,
the within named bargainors, 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 Nashville, *Tennessee, this* 3rd *day of* July, *19* 58.

Evelyn S. Kurz *Notary Public*

NOTARY PUBLIC

Commission expires October 28, 1961

G 635