K 2798

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 and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Arch Wesley Manning and wife, Thelma Alsup Manning have bargained and sold, and by these presents do transfer and convey unto the said Louise Webb, to her sole and separate use, free from the contracts, liabilities, and marital rights of her present or any future husband, with full power to mortgage, sell, or convey without the joinder of any other person, the same as though she were a feme sole, her heirs and assigns, the hereinafter described property, to-wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 44, on the Plan of Sadler Place, as of record in Book 332, page 31, Register's Office for said County.

Said part of Lot No. 44 fronts 64.5 feet on the easterly side of Sadler Avenue and runs back 165 feet more or less, on the northerly line and 170.2 feet on the southerly line with the northerly margin of Glenrose Avenue or Mill Creek Road to an alley measuring 32 feet thereon.

Being the same property conveyed to Arch Wesley Manning and wife, Thelma Alsup Manning by deed from Vernon LeRoy Barnes and wife, Hessie McIntyre Barnes of record in Book 2099, page 365, Register's Office for Davidson County, 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 Louise Webb her heirs and assigns, forever.

And we do covenant with the said Louise Webb 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, with the exception of taxes for the year 1958 which have been prorated and assumed by the grantee.

And we, Arch Wesley Manning and wife, Thelma Alsup Manning do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louise Webb her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of July, 19 58.

Arch Wesley Manning

Thelma Alsup Manning

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