K 2799

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TWELVE THOUSAND FIVE HUNDRED AND NO/100 . . . . . ($12,500.00) . . . . . DOLLARS

Cash in hand paid by Mark M. Jones and wife, Shirley Gleason Jones, the receipt of which is hereby acknowledged, I,

W. S. McFALL, A Widower

_____ have bargained and sold, and by these presents do transfer and convey unto the said MARK M. JONES AND WIFE, SHIRLEY GLEASON JONES their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 116 fronts 60 feet on the southerly side of Essex Avenue, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to W. S. McFall and wife, Mary Huston McFall, by deed from Loretto Hughes, et al, being the heirs at law of Kate Hughes, of record in Book 1258, page 38, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MARK M. JONES AND WIFE, SHIRLEY GLEASON JONES their heirs and assigns, forever.

And I do covenant with the said MARK M. JONES AND WIFE, SHIRLEY GLEASON JONES 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, except for 1958 State & County taxes, which have been prorated and are hereby assumed by the purchasers.

And I, W. S. McFall do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said MARK M. JONES AND WIFE, SHIRLEY GLEASON JONES their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5th day of August, 19 58

W. S. McFall

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