BK 2800

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) **DOLLARS**

cash, the receipt of which is hereby expressly acknowledged and other good and valuable consideration, we, C.H. Blackburn and wife Minnie Blackburn

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Maude Blackburn her **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

"Being the westerly parts of lots Nos 90 and 91 on the Map of George I. Waddey's Subdivision of Westwood, of record in Book 332, page 99, Register's Office for said County.

Said parts of said lots front 86-1/3 feet on the southerly side of Craighead Avenue and run back between lines, 100 feet more or less on the easterly line and 104.4 feet on the westerly line, along the easterly margin of a 15 foot alley, to the common line of Lots Nos. 89 and 90, on which they measure 80 feet.

Being the same property conveyed to C.H. Blackburn & wife Minnie Blackburn by Trust Deed of record in Book_____page_____Register's Office Davidson 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 Maude Blackburn her **heirs and assigns, forever.**

And we **do covenant with the said** Maude Blackburn **that** are **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.** except for that certain indebtedness of record in book_____page_____, Register's Office Davidson County, Tennessee

And we, C.H. Blackburn & Minnie Blackburn **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Maude Blackburn, her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 18th **day of** August, **1958**

C.H. Blackburn

Mrs. Minnie Blackburn

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