K 2803

WARRANTY DEED

For and in consideration of the sum of ---------($10.00)--------- ----- TEN AND NO/100 ---------- *DOLLARS* cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

We, O. E. Francis and wife Fannie J. Francis *have bargained and sold, and by these presents do transfer and convey unto the said* W. C. Armstrong and wife Josephine Armstrong Their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Lying in Davidson County, Tennessee, being lot No. 4 of Block No. 2 on the map of a part of Sylvan Park, as of record in Book 239, page 194, Register's Office for said County.
Said lot No. 4 fronts 50 feet on the southerly side of Wyndale, formerly 6th, Avenue, and runs back between parallel lines 200 feet to an alley.
Being part of the real property conveyed to O. E. Francis and wife, Fannie J. Francis, by deed from Arthur Bender and wife, dated October 23, 1957, filed October 30, 1957, and recorded in book 2702, page 203, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. C. Armstrong and wife Josephine Armstrong their *heirs and assigns, forever.*

And We *do covenant with the said* W. C. Armstrong and wife Josephine Armstrong *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.*

And We, O. E. Francis and wife Fannie J. Francis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. C. Armstrong and wife Josephine Armstrong, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 29th *day of* August, 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.*

O E Francis

Fannie J. Francis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marcelle Campbell, *a Notary Public in and for said County and State,* O. E. Francis and wife Fannie J. Francis

the within named bargainor s, *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* 29th *day of* August, 19 58.

Marcelle Campbell *Notary Public*

Commission expires January 28, 1961

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