K 2808

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100 ---- ---------- ($7,950.00) ---------- DOLLARS Cash in hand paid by James E. Linebaugh and wife, Julia Linebaugh, the receipt of which is herety adknowledged, we,

C. E. FRANCIS AND WIFE, FANNIE J. FRANCIS

_____ have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. LINEBAUGH AND WIFE, JULIA LINEBAUGH

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 part of ~~the~~ Lot No. 20 on the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Idaho Avenue, formerly Fifth Avenue, 100 feet easterly from the northeast corner of said Idaho Avenue and 53rd Avenue, North, formerly 12th Street; thence eastwardly with the northerly margin of Idaho Avenue 60 feet; thence at right angles northwardly 150 feet to a point 160 feet east of the easterly margin of 53rd Avenue, North; thence westwardly and parallel with said Idaho Avenue 60 feet; thence southwardly and parallel with said 53rd Avenue, North 150 feet to the point of beginning.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Robert Horace Steele and wife, Alice S. Steele, of record in Book 2794, page 51, 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 James E. Linebaugh and wife, Julia Linebaugh their heirs and assigns, forever.

And we do covenant with the said James E. Linebaugh and wife, Julia Linebaugh 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, C. 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 James E. Linebaugh and wife, Julia Linebaugh their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of October, 19 58

C E Francis

Fannie J Francis

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