K 2855

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - $10.00 - - - - - - - - -

- - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by C. E. Francis and wife Fannie J. Francis, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Arthur Sender and wife Erna Sender have bargained and sold, and by these presents do transfer and convey unto the said C. E. Francis and wife Fannie J. Francis their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lots Nos. 1313 and 1315 of Block 180, Plan No. 1, West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.
Said lots Nos. 1313 and 1315 front together 50 feet on the northerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley.
Being the same property conveyed to Arthur Sender and wife, Erna Sender by deed from Leaton Waynick and wife Cora Morris Waynick, of record in book 2540, page 549, 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 C. E. Francis and wife Fannie J. Francis their heirs and assigns, forever.

And we do covenant with the said C. E. Francis and wife Fannie J. Francis 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., except taxes for the year 1958 which are prorated and assumed by the purchasers.

And we, Arthur Sender and wife Erna Sender do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. E. Francis and wife Fannie J. Francis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of November, 1958.

Arthur Sender

Erna Sender

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise V. Stephens, a Notary Public in and for said County and State, the within named Arthur Sender and wife Erna Sender

the 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 office, this 17th day of November, 1958.

Commission expires Oct. 24, 1959. Louise V. Stephens
Notary Public

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