K 2859

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, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

I, Lavinia P. Schmidt, a Widow

have bargained and sold, and by these presents do transfer and convey unto the said Howard D. McConnell and wife Hazel S. McConnell

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 #. 86 of Twin Lawn Subdivision as shown by Plan of record in Book 2331, page 9, Register's Office for said County.

Said Lot No. 86 fronts 75 feet on the southerly side of Lakeland Drive, and runs back between lines 148 feet on the westerly side and 143.6 feet on the easterly side to a dead line in the rear and measures 85 feet on said dead line.

Being the same property conveyed to Lavinia P. Schmidt, a widow, by deed from Lewis E. Gaines and Joe Gaines of record in Book 2444, page 69, 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 Howard D. McConnell and wife Hazel S. McConnell their **heirs and assigns, forever.**

And I **do covenant with the said** Howard D. McConnell and wife Hazel S. McConnell **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.**

And I, Lavinia P. Schmidt, **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Howard D. McConnell and wife Hazel S. McConnell their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 12th **day of** December, 19 58

Lavinia P. Schmidt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Kelly J. Wilson, **a Notary Public in and for said County and State, the within named** Lavinia P. Schmidt, a Widow

the bargainor, **with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 12th **day of** December, 19 58

Commission expires Feb 17 1961

Kelly J. Wilson **Notary Public**

NOTARY PUBLIC DAVIDSON CO. TENN.

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