K 2861

WARRANTY DEED

FROM

Ella Buchanan

TO

William H. Buchanan and wife, Fannie J. Buchanan

FOR AND IN CONSIDERATION of the sum of $1.00---------- One and No/100---------- DOLLARS, cash in hand paid and other good and valuable consideration, receipt of which by Ella Buchanan from William H. Buchanan and wife, Fannie J. Buchanan, is hereby acknowledged, I, Ella Buchanan, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto the said William H. Buchanan and wife, Fannie J. Buchanan, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:



Being the southerly part of lot numbered "two hundred and eight" (208) in McGavock and Wetmore's Addition, a plan of which is of record in Book 21, page 41, of the Register's Office for Davidson County, Tennessee. Said part of said lot No. 208 fronts forty feet on the east side of Alberta, now 14th Avenue North, and runs back between parallel lines, 170 feet, more or less, to an alley,-

Being the same property conveyed from Bransford Realty Company to Archie Buchanan and wife Ella Buchanan by deed of record in Book 694, page 312, Register's Office for Davidson County, Tennessee. Said Archie Buchanan having heretofore deceased.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Buchanan and wife, Fannie J. Buchanan, their heirs and assigns, forever, but the Grantor, Ella Buchanan, does expressly reserve unto herself a life estate in said tract of land for her own life.

And Grantor does covenant with the said William H. Buchanan and wife, Fannie J. Buchanan, that she is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And I, Ella Buchanan, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

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