K 2862

WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ ELEVEN HUNDRED AND NO/100 ($1,100.00) DOLLARS

Cash in hand paid by Mary F. McDonald, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Irene Jackson, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Mary F. McDonald my one-half undivided interest in and to her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 30 on the map of E. T. Holman's Subdivision of lots Nos. 41, 42 and 43 in Boyd McNairy's Plan, as of record in book 161, page 2, Register's Office for said County.

Said lot No. 30 fronts 50 feet on the northerly side of Scovel, formerly Madison, Street and runs back between parallel lines 150 feet to an alley.

Being the same real property conveyed to Edmounder J. Prophet, now Cheatum by three deeds, one from Bransford Realty Company, dated December 29, 194[illegible] filed January 17, 1942, and recorded in book 1171, page 111, one from I.G.H. Prophet, dated April 3, 1945, filed April 30, 1945, and recorded in book 1303, page 429, and the other from Mary F. McDonald, dated May 7, 1946, filed May 8, 1946, and recorded in book 1389, page 250, said Register's Office, the said Edmounder J. Prophet Cheatum having since died, and property having been inherited by the grantor and grantee herein, as the only heirs at law of Edmounder J. Prophet Cheatum.

This conveyance is subject to the 1958 taxes and Deed of Trust executed by Edmounder J. Prophet Cheatum to Robert M. Johnson, Trustee, dated September 29, 1956, filed October 2, 1956, and recorded in book 2568, page 485, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary F. McDonald, her heirs and assigns, forever.

And I do covenant with the said Mary F. McDonald 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, except as stated above.

And I, Irene Jackson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mary F. McDonald her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of January 1959.

Irene Jackson.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Eugene Jackson, Jr., a Notary Public in and for said County and State, the within named IRENE JACKSON (A WIDOW)

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9 day of January, 1959.

Commission Expires: July 7, 1959

Eugene Jackson Jr.
Notary Public

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