K 2863

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, receipt of which is hereby acknowledged, and the assumption of a Vendor's lien retained in deed from J. D. Stone to John Higgins and wife, Margaret Higgins, of record in Book 2647, page 264, Register's Office for Davidson County, Tennessee,

We, John Higgins and wife, Margaret Higgins,

_____ _____ have bargained and sold, and by these presents do transfer and convey unto the said John W. Reynolds and wife, Nell B. Reynolds, 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 No. 90 in Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which is of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 60 feet on the North side of Essex Avenue and extends back northwardly between parallel lines with the westerly margin of 26th Avenue, 170 feet to an alley.

Being the same property conveyed to John Higgins and wife, Margaret Higgins, by deed from J. D. Stone, of record in Book 2647, page 264, 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 John W. Reynolds and wife, Nell B. Reynolds, their _____ heirs and assigns, forever.

And we do covenant with the said John W. Reynolds and wife, Nell B. Reynolds _____ 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, John Higgins and wife, Margaret Higgins _____ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Reynolds and wife, Nell B. Reynolds, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of January, 1959

John Higgins

Margaret Higgins

STATE OF TENNESSEE
Davidson County

Before me, J P Stallworth Jr, a Notary Public in and for the County and State, appeared the within named John Higgins and wife, Margaret Higgins with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of January, 1959

MAY 8, 1961

J P Stallworth Jr
Notary Public

PG 561