BK 2876

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of EIGHT THOUSAND NINE HUNDRED FIFTY AND NO/100 - ($8,950.00) - - - - - - - - - - - - - - - - - - DOLLARS Cash in hand paid by Henry C. Fuller and wife, Beatrice Fuller, the receipt of which is hereby acknowledged, we

Ambrose Walter Matthews and wife, Nellie Ruth May Matthews, and Etta M. May

have bargained and sold, and by these presents do transfer and convey unto the said Henry C. Fuller and wife, Beatrice Fuller

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 the easterly 40.87 feet of Lot No. 4 on the Plan of the Subdivision of Harris and Eves' Lot No. 19, Jones and Dudleys Addition of Waverly Place, as of record in Book 332, Page 114, Register's Office for said County.

Said part of said Lot fronts 40.87 feet onthe northerly side of Prospect or Acklen Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ambrose Walter Matthews and wife, Nellie Ruth May Matthews and Etta M. May, each having a 1/3 undivided interest, by deed from Arnold J. Daniels and wife, Beulah L. Daniels, of record in Book 1906, page 427, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements, and set back lines applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry C. Fuller and wife, Beatrice Fuller their heirs and assigns, forever.

And we do covenant with the said Henry C. Fuller and wife, Beatrice Fuller 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 1959 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Ambrose Walter Matthews and wife, Nellie Ruth May Matthews and Etta M. May do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry C. Fuller and wife, Beatrice Fuller their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of February, 1959

Mrs Etta M May

Ambrose Walter Matthews

Nellie Ruth May Matthews

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