K 2876

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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 which is hereby acknowledged,

We, W. C. Allen and wife, Irene N. Allen
and
Donald Guinn and wife, Margie Guinn

_____ have bargained and sold, and by these presents do transfer and convey unto the said Cordelia T. Barnhill, to her sole and separate use, free from the contract, debts, liabilities, and martial rights of her present or any future husband, her 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. 96 on the Map of Bellshire Estates, Section 2, as of record in Book 2133, page 111, Register's Office for said County.

Said Lot No. 96 fronts 71.0 feet on the easterly side of Thackeray Drive, and extends back 274.9 feet on the northerly line and 283.4 feet on the southerly line, to a line in the rear on which it measures 98.0 feet.

Being the same property conveyed to W. C. Allen and Donald Guinn by deed from Bellshire Properties, Inc., of record in Book 2493, page 205, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 2294, page 346, 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 Cordelia T. Barnhill her heirs and assigns, forever.

And we do covenant with the said Cordelia T. Barnhill 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 hereby assumed by the purchaser.

And we, W. C. Allen and wife, Irene N. Allen, and / Donald Guinn and wife, Margie Guinn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Cordelia T. Barnhill her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of February, 19 59

W. C. Allen — Donald Guinn

Irene N. Allen — Margie Guinn

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