K 2877

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Mary B Smith

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

Being lot Number 13 on the Plan showing Dr. E H Menees Subdivision of lots in Nashville as of record in Book 57, page 89 of the Register's Office for Davidson County, Tennessee.

Said lot Number 13 fronts 50 feet on the Northerly side of Heffernan Street and runs back between parallel lines, 170 feet, more or less to an alley, and being the same property conveyed to L C Reddick and wife, Mattie B Reddick by deed of Mrs Mary Moffitt Taylor, (a widow), which deed is of record in Book 725, Page 388 of the Register's Office for Davidson County, Tennessee.

Purchasers assume and agree to pay taxes for the year 1927.

Being the same property conveyed to Ambrose Bennett and wife, Mattie Kate Bennett by deed from L C Reddick and wife, Mattie B Reddick of Record in Book 741, Page 199, R O D C Tennessee.

Being also the same property received under the Will from Ambrose Bennett, probated April 9, 1957.

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

And I do covenant with the said Geraldine B Fort 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 for taxes which the purchaser assumes.

And I, Mary B Smith do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Geraldine B Fort her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20 day of February, 19 59

Mary B. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W D Hawkins, Jr, a Notary Public in and for said County and State, the within named Mary B. Smith

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 office, this 25th day of February, 19 59

My commission expires 1/23/62

Notary Public

PG 593