K 2878

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eighteen Hundred Fifty----------($1,850.00)
----------and no/100---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

we, Sarah Madelene Day Cannon and Rufus M. Cannon

_____ have bargained and sold, and by these presents do transfer and convey unto the said George Darden, Jr., and wife, Ruby Jean Darden,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 299 on the map of J. M.; T. J.; and G. W. Harding's plan of lots of record in Book 21, page 80, Register's Office of Davidson County, Tennessee.

Said lot fronts 50 feet on the east side of 22nd Avenue North and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Sarah Madelene Day Cannon and Rufus M. Cannon by deed from Mamie Day Reeves, a widow, of Record in Book 1721, page 603, Register's Office of Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George Darden, Jr. and wife, Ruby Jean Darden,
their heirs and assigns, forever.

And we do covenant with the said George Darden, Jr. and wife, Ruby Jean Darden, 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, Sarah Madelene Day Cannon and Rufus M. Cannon
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George Darden, Jr. and wife, Ruby Jean Darden, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of February, 1959.

* Sarah Madelene Day Cannon

* Rufus M Cannon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. F. Brown, a Notary Public in and for said County and State, the within named Sarah Madelene Day Cannon and Rufus M. Cannon, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of February, 1959

Commission expires Feb. 17, 1962.

C. F. Brown
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE