K 2882



WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- DOLLARS

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the grantees herein assume and agree to pay the remaining unpaid principal balance of a certain note secured by a Deed of Trust executed by James T. Lynagh and wife, Joanne Lynagh to Miller Kinbrough, Trustee, of record in Book 2574, page 5, said Register's Office, to secure Kimbrough Phillips Company.

We, James T. Lynagh and wife, Joanne Lynagh have bargained and sold, and by these presents do transfer and convey unto the said William H. Wince and Vera Simpson Wince, as tenants in common, a one half undivided interest each. 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. 226, Whispering Hills Subdivision, Section 2-A, as of record in Book 2331, page 132, Register's Office for said County.

Said Lot No. 226 fronts 73 feet on the easterly side of Westcrest Drive and runs back 220.4 feet on the north line and 272.5 feet on the south line to a dead line in the rear measuring 121 feet thereon.

Being the same property conveyed to James T. Lynagh and wife, Joanne Lynagh, by deed from A. H. Johnson and wife, Malvin Johnson, of record in Book 2600, page 73, 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 William H. Wince and Vera Simpson Wince their heirs and assigns, forever.

And we do covenant with the said William H. Wince and Vera Simpson Wince 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 as herein above set out.

And we, James T. Lynagh and wife, Joanne Lynagh do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William H. Wince and Vera Simpson Wince their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19 day of March, 19 59.

Joanne Lynagh

Joanne Lynagh

James T. Lynagh

James T. Lynagh

3228-A-Middlesex Toledo, Ohio

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