K 2883

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the ~~XXXXX~~ love and affection which I have for my Father and Mother, ~~XXXXXXX~~

I, Mary Frances Ward, an unmarried woman,

have bargained and sold, and by these presents do transfer and convey unto the said Ben Dickerson and wife, Nora Dickerson, 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. 15 and the westerly 16 feet of Lot No. 14 on the Map of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 on the Boyd McNairy Tract, as of record in Book 57, page 121, Register's Office for said County.

Said Lot No. 15 and the westerly 16 feet of Lot No. 14 adjoin and front together 51 feet on the southerly side of Herman, formerly Jackson, Street, and run back between parallel lines 108½ feet, more or less, to an alley.

Being the same property conveyed to Mary Frances Ward and husband, Andrew Ward, by deed from ____, of record in Book ____, page ____, Register's Office for Davidson County, Tennessee; the said Mary Frances Ward having been granted a divorce and the said property described herein being awarded to her absolutely; all of which is of record in Book ____, page ____, 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 Ben Dickerson and wife, Nora Dickerson, their heirs and assigns, forever.

And I do covenant with the said Ben Dickerson and wife, Nora Dickerson, 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.

And I, Mary Frances Ward, as aforesaid, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ben Dickerson and wife, Nora Dickerson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31st day of March, 19 59.

Mary Frances Ward.

G 51