K 2884

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable considerations, paid to us by Frances R. Lentz and Elma S. Cochran, the receipt of which is hereby acknowledged, we, R. M. Eller and wife, Johnie L. Eller, have bargained and sold, and by these presents do transfer and convey unto the said Frances R. Lentz, her heirs and assigns, a one-half undivided interest, and unto Elma S. Cochran, her heirs and assigns, a one-half undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 19, 20, 21, 22 and 23 of the Plan of Wooddale Drive Annex, a plan of which is of record in Book 547, pages 109-110, Register's Office of Davidson County, Tennessee. Said Lots Nos. 19, 20, 21, 22 and 23 adjoin and front 50 feet each on the northerly side of Wooddale Drive and extend back between parallel lines 155 ft. to a deadline, and measure 50 feet each thereon.

Being the same property conveyed to R. M. Eller and Jno. C. Vandiver (composing the firm of Eller and Vandiver) by Charles U. Coggin, Trustee, as of record in Book 1341, page 241, 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 Frances R. Lentz, her heirs and assigns, forever, a one-half undivided interest, and to the said Elma S. Cochran, her heirs and assigns, forever, a one-half undivided interest.

And we do covenant with the said Frances R. Lentz and Elma S. Cochran 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, R. M. Eller and wife, Johnie L. Eller, do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Frances R. Lentz and Elma S. Cochran, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of March, 1959.

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