BK 2902

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ~~Two hundred~~ and Fifty
~~**********($250.00)**********~~ DOLLARS

Cash in hand to us paid and other good and valuable considerations among which is the assumption of the payment of the balance of a mottage presently existing on said property in the original sum of EIGHTY FIVE HUNDRED ($8,500.00) DOLLARS,

We, John A. Overstreet and wife, Oma Nell Overstreet, have bargained and sold, and by these presents do transfer and convey unto the said C. E. Francis and wife, Fannie J. Francis 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. 7 on the Block 1 on the map of part of Slyvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 69 feet on the Northerly side of Utah Avenue and runs back 162.8 feet on the easterly line and 160 feet on the westerly line to an alley measuring 98.3 feet thereon.

Being the same property conveyed to John Overstreet and wife, Oma Overstreet by deed from C. E. Francis and wife, Fannie J. Francis as of record in Book 91, page 208, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. E. Francis and wife, Fannie J. Francis ~~their~~ heirs and assigns, forever.

And We do covenant with the said C. E. Francis and wife, Fannie J. Francis 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 stated.

And We, John A. Overstreet and wife, Oma Nell Overstreet do further covenant and bind ~~Ourselves, our~~ heirs and representatives, to warrant and forever defend the title to the said land to the said C. E. Francis and wife, Fannie J. Francis ~~their~~ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 18 day of April, 1959

John A. Overstreet

Oma Nell Overstreet

PG 117