K 2902

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) DOLLARS

And other good and valuable considerations paid by Emma Ruth McCarty, the receipt of which is hereby acknowledged, we, Alfred L. Maddux and wife, Louise Johnson Maddux

have bargained and sold, and by these presents do transfer and convey unto the said Emma Ruth McCarty, an unmarried woman her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 86 in Blood's Addition to Edgefield, fronting 50 feet on the north side of Fatherland Street, and running back between parallel lines 170 feet to an alley, as per plan in Book 21, page 5, Register's Office for said County and State.

Being the same property conveyed to A. L. Henderson and wife Louise Henderson by deed of record in Book 965, Page 96, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Louise Johnson by A. L. Henderson by deed of Record in Book 1101, Page 284, 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 Emma Ruth McCarty her heirs and assigns, forever.

And we do covenant with the said Emma Ruth McCarty 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 for 1959 taxes which are to be prorated.

And we, Alfred L. Maddux and wife Louise Johnson Maddux do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Emma Ruth McCarty her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of April, 1959

Alfred L. Maddux

Louise Johnson Maddux



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