K 2907

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
---------- Ten and No/100 ---------- DOLLARS

Cash in hand paid by CORDELL JONES, JR., and wife, MARY E. D. JONES, and other good and valuable consideration, receipt of which is hereby acknowledged;

REALTY BROKERAGE, INC.
A TENNESSEE CORPORATION

has / does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said ~~have~~ Cordell Jones, Jr., and wife, Mary E. D. Jones their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the North ½ of Lot No. 95 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Fatherland Street, and runs back between parallel lines 106.5 feet to a dead line.

Being part of the property conveyed to Realty Brokerage, Inc., a Tennessee Corporation, by deed from James E. Abernathy and wife, as of record in Book 2805, page 311, said Register's Office.

The parties of the first part also convey unto the parties of the second part an easement for a sewer line 5 feet in width extending across the south one-half (½) of said lot 95 and along the east boundary thereof to Lillian Street, as set forth in decree of record in Minute Book 181, page 184, Chancery Court.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cordell Jones, Jr., and wife, Mary E. D. Jones their heirs and assigns, forever.

And Realty Brokerage, Inc., does / ~~do~~ covenant with the said Cordell Jones, Jr., and wife, Mary E. D. Jones that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Realty Brokerage, Inc., does / ~~do~~ further covenant and bind itself, its / ~~his, her, their~~ successors and assigns ~~heirs, executors and administrators~~ to warrant and forever defend the title to the said land to the said Cordell Jones, Jr., and wife, Mary E. D. Jones their heirs and assigns against the lawful claims of all persons whomsoever.

In Witness Whereof, ~~I~~ Realty Brokerage, Inc., ~~have~~ has caused this instrument to be executed by ~~my~~ its duly authorized officer this 18th day of May, 1959.

~~I~~ Realty Brokerage, Inc.

By: [signature] Vice-President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible] a Notary Public in and for said County and State, the within named [illegible]

the bargainor, with whom I am personally acquainted, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this [illegible] day of [illegible], 19[illegible]

Commission expires [illegible]

Notary Public

TENNESSEE TITLE COMPANY

PG 231