K 2907

WARRANTY DEED

For and in consideration of the sum of nine thousand, seven hundred, twenty-five and no/100----------($9,725.00)----------*DOLLARS*

cash in hand paid by Samuel H. McCrary and wife, Mamie E. McCrary the receipt of which is hereby acknowledged,

we, John W. Reynolds and wife, Inez Reynolds

have bargained and sold, and by these presents do transfer and convey unto the said Samuel H. McCrary and wife, Mamie E. McCrary, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 50 feet of the easterly 100 feet of lot No. 34 on the map of Waverly Place, as of record in book 57, page 95, Register's Office for said County.

Said part of lot No. 34 fronts 50 feet on the southerly side of Acklen, formerly Prospect, Avenue and runs back between parallel lines, 158 feet, more or less, to an alley, the east line of said lot being 50 feet westerly from the westerly margin of 10th Avenue South, formerly Jowett Avenue.

Being the same real property conveyed to John W. Reynolds and wife, Inez Reynolds, by deed from Beech Tarpley and wife, dated July 8,1953, filed July 9, 1953, and recorded in book 2152, page 273, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel H. McCrary and wife, Mamie E. McCrary, their *heirs and assigns, forever.*

And we *do covenant with the said* Samuel H. McCrary and wife, Mamie E. McCrary *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 taxes for the year 1959 which are prorated and assumed by the purchasers.

And we, John W. Reynolds and wife, Inez Reynolds,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Samuel H. McCrary and wife, Mamie E. McCrary, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 21st *day of* May, 19 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Reynolds

Inez Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. P. Grimes, Jr., *a Notary Public in and for said County and State,* John W. Reynolds and wife, Inez Reynolds

the within named bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* May, *19* 59

L. P. Grimes, Jr. *Notary Public*

Commission expires MY COMMISSION EXPIRES OCT. 24, 1961

PG 237