K 2921

WARRANTY DEED

For and in consideration of the sum of ($10.00)
----------TEN AND NO/100---------- DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees the receipt of which is hereby acknowledged,

We, O. A. McDaniel, Jr., and wife, Mary G. McDaniel

have bargained and sold, and by these presents do transfer and convey unto the said John A. Boggs and wife, Geneva Reeves Boggs, their

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

Land in Davidson County, Tennessee, being the easterly 47 feet of Lot No. 63 on the map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County.

Said part of Lot No. 63 fronts 47 feet on the northerly side of West Ashwood Avenue, formerly "A" Street or Star Avenue, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to O. A. McDaniel, Jr., and wife, Mary G. McDaniel, by deed from Narmon Wheeler and wife, of record in Book _____, page _____, said Register's Office.

This conveyance is made subject to easement for sewer as shown on the plans in the office of the City Engineer of the City of Nashville.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Boggs and wife, Geneva Reeves Boggs, their heirs and assigns, forever.

And we do covenant with the said John A. Boggs and wife, Geneva Reeves Boggs, 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, O. A. McDaniel, Jr., and wife, Mary G. McDaniel, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John A. Boggs and wife, Geneva Reeves Boggs, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 7th day of May, 1959.

O. A. McDaniel Jr.

Mary G. McDaniel

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named O. A. McDaniel, Jr., and Mary G. McDaniel

the 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 of office, this 7th day of May, 1959.

Hugh J. Bradley
Notary Public

Commission expires April 23, 1963.

NOTARY PUBLIC SEAL DAVIDSON COUNTY TENN.

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