K 2923

WARRANTY DEED

For and in consideration of the sum of two thousand, two hundred, fifty and no/100----------($2,250.00)----------*DOLLARS* cash in hand paid by John B. Dunnebacke and wife, Etta Dunnebacke, the receipt of which is hereby acknowledged,

Lily Maraman Sterling, Julia Maraman Weiss, Linda Maraman McCullough, Lannie Maraman Sittler and Mildred Maraman Crook

have bargained and sold, and by these presents do transfer and convey unto the said John B. Dunnebacke and wife, Etta Dunnebacke, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 1 on the Plan of Cobb's Subdivision of lot No. 6 of the Harding Bosley Tract, as of record in book 161, page 155, Register's Office for said County.

Said lot No. 1 fronts 54.1 feet on the southerly side of Buchanan Street or Hydes Ferry Pike and runs back between parallel lines 150 feet to an alley.

Being the same real property conveyed to W. L. Moraman by deed from Joseph R. West, Clerk and Master, dated October 16, 1919, filed November 3, 1919, and recorded in book 523, page 509, said Register's Office, the said W. L. Moraman having since died, leaving as his only heirs at law, Lily Maraman Sterling, Julia Maraman Weiss, Linda Maraman McCullough, Lannie Maraman Sittler and Mildred Maraman Crook.

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 B. Dunnebacke and wife, Etta Dunneback, their *heirs and assigns, forever.*

And we *do covenant with the said* John B. Dunnebacke and wife, Etta Dunnebacke *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 purchasers.

And Lily Maraman Sterling, Julia Maraman Weiss, Linda Maraman McCullough, Lannie Maraman Sittler and Mildred Maraman Crook,

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 B. Dunnebacke and wife, Etta Dunnebacke, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands this 11th *day of* June, *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.*

Lily Maraman Sterling — Mildred Maraman Crook

Julia Maraman Weiss — Linda Maraman McCullough

Lannie Maraman Sittler

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~

Personally appeared before me Anita T. Scott, *a Notary Public in and for said County and State,* Cortez County of Dolores State of Colorado

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

Witness my hand and official seal at Dove Creek, Colorado, Tennessee, *this* 11th *day of* June, *19* 59

Anita T. Scott *Notary Public*

Commission expires MY COMMISSION EXPIRES MARCH 27, 1962

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