K 2924

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the ~~xxxxxx~~ love and affection we have for our parent, Ralph Williams, ~~xxxxxxx~~

We, Charles William Lenox and wife, Willie Mai Lenox,

have bargained and sold, and by these presents do transfer and convey a 1/2 undivided interest unto the said Ralph Williams, a widower,

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

Being Lot No. 92, Block 8, on the Plan of Murphy Land Company's Subdivision, Division B, as of record in Book 161, pages 126 and 127, Register's Office for said County, which said plan shows property divided into blocks, but not into lots.

According to an unregistered copy of a survey thereof, showing said blocks divided into lots, Lot 92 fronts 50 feet on the east side of 20th Avenue, North, and runs back between parallel lines 184 feet to an alley, and beginning 293 feet 6 inches south of Cedar Street.

Being the same property conveyed to Charles William Lenox and wife, Willie Mai Lenox, by deed from Mollie Caplan et als, of record in Book _____, page _____, 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 Ralph Williams, a widower, his heirs and assigns, forever.

And we do covenant with the said Ralph Williams, a widower, 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 as appears of record.

And we, Charles William Lenox and wife, Willie Mai Lenox, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ralph Williams, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of June, 1959.

Charles William Lenox

Willie Mai Lenox

PG 435