BK 2925

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Two Thousand Five Hundred and no/100 - ($2,500.00) **DOLLARS**

Cash in hand paid, receipt of which is hereby acknowledged, we HERMAN E. FELTS and wife, DOROTHY S. FELTS, do hereby sell, transfer and convey any and all of our rights, title and interest, both present and future in the following described real estate:

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** JOE W. FREEMAN and wife, ANNIE FELTS FREEMAN their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the westerly 50 feet of Lot No. 32 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. 32 fronts 50 feet on the northerly side of Sunset Place, formerly Turner Avenue, and runs back between parallel lines 160.5 feet to the southerly line of Lot No. 53.

Being the same property conveyed to Herman E. Felts, et al., by Mrs. Martha B. Felts, a widow, as of record in Book 2243, Page 407, 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 JOE W. FREEMAN and wife, ANNIE FELTS FREEMAN THEIR **heirs and assigns, forever.**

And we **do covenant with the said** JOE W. FREEMAN and wife, ANNIE FELTS FREEMAN **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 HERMAN E. FELTS and wife DOROTHY S. FELTS **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** JOE W. FREEMAN and wife, ANNIE FELTS FREEMAN **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 8th **day of** July, 19 59

Joe W. Freeman Purchaser — x Herman E Felts

Mrs. Annie F. Freeman Purchaser — x Dorothy S. Felts

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