K 2925

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - $10.00 - - - - - - - - - - - - - -

Ten and no/100 - DOLLARS

Cash in hand paid by Lula Mai Edmondson and other good and valuable considerations receipt of which is hereby acknowledged,

We, Fred Dixon and wife, Rissie Dixon,

have bargained and sold, and by these presents do transfer and convey unto the said Lula Mai Edmondson, a widow,

her 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 Lot No. 145 on the Map of Cobb's Subdivision of the Harding Bosley Tract, of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

SAID Lot No. 145 fronts 50 feet on the easterly side of 24th Avenue, North, and runs back between parallel lines, 150 feet to an alley in the rear.

BEING the same property conveyed to Fred Dixon and wife, Rissie Dixon, by deed from W. C. Gatlin and wife, Ina Ridley Gatlin, of record in Book 1755, page 608, 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 Lula Mai Edmondson, a widow,

her heirs and assigns, forever.

And we do covenant with the said Lula Mai Edmondson, a widow,

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 1959 taxes which have been prorated and assumed by Grantee.

And we, Fred Dixon and wife, Rissie Dixon,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lula Mai Edmondson, a widow,

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of July, 1959.

Fred Dixon

Mrs Rissie Dixon

P G 569