K 2963

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ($10.00) ---------- *DOLLARS* cash in hand paid by Beulah Robinson and Elma E. Chaney, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, E.W. Mercer and wife, Kathryn Estes Mercer *have bargained and sold, and by these presents do transfer and convey unto the said* Beulah Robinson and Elma E. Chaney their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 16 on the Plan of Bransford Realty Company's Subdivisionof the Edgar Jones Home Place, as of record in book 421, page 7, Register's Office for said County.
Said lot No. 16 fronts 60 feet on the southerly side of Fairfax, formerly Jones, Avenue and runs back between parallel lines 185 feet to an alley.
Being the same real property conveyed to E. W. Mercer and wife, Kathryn Estes Mercer, by deed from Lester S. Vaughan, dated December 20, 1956, filed January 4, 1957, and recorded in book 2633, page 394, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Beulah Robinson and Elma E. Chaney their *heirs and assigns, forever.*

And we *do covenant with the said* Beulah Robinson and Elma E. Chaney *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 grantees.

And we, E. W. Mercer and wife, Kathryn Estes Mercer *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Beulah Robinson and Elma E. Chaney their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 21st *day of* September, *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.*

E. W. Mercer

Kathryn Estes Mercer

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, [redacted], *a Notary Public in and for said County and State,* E. W. Mercer and wife, Kathryn Estes Mercer, *the within named 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 at Nashville, Memphis, Tennessee, *this* 28 *day of* September, 19 59.

Patricia Mosley, *Notary Public*

Commission expires October 7, 1962

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