K 2963



THIS FORM FURNISHED BY ATTORNEYS TITLE CO

**WARRANTY DEED**

For and in consideration of the sum of ----------TEN DOLLARS IN CASH AND OTHER GOOD AND VALUABLE CONSIDERATIONS ---------- DOLLARS

CASH IN HAND PAID BY EDWARD D. DODD AND WIFE, MARY A. DODD, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF A LOAN IN THE AMOUNT OF $9,099.20.

WE, MARCUS A. BANNING AND WIFE, JOSEPHINE M. BANNING, have bargained and sold, and by these presents do transfer and convey unto the said EDWARD D. DODD AND WIFE, MARY A. DODD, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND UB DAVIDSON COUNTY, TENNESSEE, BEING LOT No.45 ON THE PLAN OF GLENCOE ACRES, SECTION 1, OF RECORD IN BOOK 1835, PAGES 136, 137 AND 138, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT No.45 FRONTS 104 FEET ON THE NORTHERLY SIDE OF MIMOSA DRIVE AND RUNS BACK BETWEEN LINES 203.5 FEET ON THE WESTERLY SIDE AND 169.6 FEET ON THE EASTERLY SIDE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 81.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO MARCUS A. BANNING AND WIFE, JOSEPHINE M. BANNING, BY DEED FROM LEWIS E. GAINES AND JOE GAINES, OF RECORD IN BOOK 2290, PAGE 596, 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 EDWARD D. DODD AND WIFE, MARY A. DODD, THEIR heirs and assigns, forever.

And WE do covenant with the said EDWARD D. DODD AND WIFE, MARY A. DODD, 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 WE MARCUS A. BANNING AND WIFE, JOSEPHINE M. BANNING do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said EDWARD D. DODD AND WIFE, MARY A. DODD, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 5th day of OCTOBER, 1959

Marcus A. Banning

Josephine M. Banning

STATE OF TENNESSEE
Davidson County

Personally appeared before me, MARBUT G. GASTON, a Notary Public in and for said County and State, the within named MARCUS A. BANNING AND WIFE, JOSEPHINE M. BANNING, 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 office, this 5th day of OCTOBER, 1959

Marbut G. Gaston
Notary Public

Commission expires JANUARY 24, 1961

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