BK 2992

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of FOUR HUNDRED and no/100 ($400.00) DOLLARS

in other property conveyed to me by Amanda O. Rainey, the receipt of which is hereby acknowledged,

We, Elsie Birden Harris, also known as Elease Birden Harris, et vir Booker T. Harris have bargained and sold, and by these presents do transfer and convey unto the said Amanda O. Rainey to her sole and separate use free from the marital or other rights of her present or any future husband, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

The undivided one-half interest of the said Elsie Birden Harris in and to the following tract of land:

A certain tract or parcel of land in Davidson County, Tennessee, as follows: Being Lot No. 1, in W. J. Myer's Subdivision of Lots Nos. 5-8-9- and part of lot No.12 in Maxey's Addition to Brown of record in Book 21, page 79, Register's Office for Davidson County, Tennessee: Lot No. 1 herein conveyed fronts 50 feet on the northerly side of Ann Street, and extends back between parallel lines 120 feet to a line and being on the northeast corner of Ann Street and Burns Ave.

And being the same property conveyed by A. L. Scott to C. B. Shumate, for which deed is recorded in Book 496, page 410, Register's Office for Davidson County, Tennessee, to which deed reference is hereby specially made, and being part of the same property devised by Charlie Birden, deceased, to his three children Wyona Birden, Charlie Jr., and Elsie Birden by will recorded in Will Book 58, page 377, in the office of the County Court Clerk of Davidson County, Tennessee, probated October 28, 1942. The said Charlie Birden Jr., died Oct. 24, 1949 in Davidson County, Tennessee, leaving no issue.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Amanda O. Rainey to her sole and separate use free from the marital rights of her present or any future husband, her heirs and assigns, forever.

And we do covenant with the said Amanda O. Rainey 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 Elsie Birden Harris et vir Booker T. Harris do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Amanda O. Rainey her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of Oct., 1959

[redacted]

Elsie Birden Harris

Booker T. Harris

PG 391