K 2994

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and 00/100 -- DOLLARS and other good and valuable considerations, cash in hand paid by Elma A. Craig, unmarried, receipt of which is hereby acknowledged, The Union Acceptance Corporation

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Elma A. Craig, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 12 on the Plan of Shields, Davis, Sharpe and Horn's Addition, as of record in Book 57, page 86, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the westerly side of North Second, formerly Harris Street, and runs back between parallel lines 143 feet, more or less, to an alley.

Being the same property conveydd to Security Realty and Mortgage Company, a division of The Union Acceptance Corporation, by deed from Martin L. Lee and wife, Pauline Lee, of record in Book 2803, page 453, 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 Elma A. Craig, her heirs and assigns, forever.

And The Union Acceptance Corporation does ~~do~~ covenant with the said Elma A. Craig that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. , except by 1959 taxes, which are to be assumed by the Grantor.

And The Union Acceptance Corporation does ~~do~~ further covenant and bind itself, its successors and assigns, ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Elma A. Craig, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of November, 1959

Attest:

THE UNION ACCEPTANCE CORPORATION

BY Ronald S. Ligon President

[signature] Secretary

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