BK 2997

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of

Five Thousand Five Hundred ($5,500.00) and 00/100 DOLLARS

cash in hand to me paid, the receipt of which is hereby acknowledged,

I, Julia B. Marcellus, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Albert M. Bender and wife, Lena D. Bender

their 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. 4 on the Map of the Homestead of John Trimble, deceased, of record in Book 57, page 53, Register's Office for said County.
Said Lot No. 4 fronts 50 feet on the southerly side of North Hill Street and runs back between parallel lines, 139 feet to an alley.
Being the same property conveyed to Cecil H. Marcellus and wife, Julia B. Marcellus, by deed from Nashville Building and Loan Association of record in Book 1115, page 423, said Register's Office, the said Cecil H. Marcellus having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert M. Bender and wife, Lena D. Bender their heirs and assigns, forever.

And I do covenant with the said Albert M. Bender and wife, Lena D. Bender that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Julia B. Marcellus do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said Albert M. Bender and wife, Lena D. Bender their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 14th day of December, 19 59

Julia B. Marcellus

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