BK 2997

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $ 10.00

Ten and no/100 DOLLARS, cash in hand paid by Ben P. Whitefield, Jr., and wife, Ruth I. Whitefield and other good and valuable considerations receipt of which is hereby acknowledged, and the assumption of a balance of a note as of this date secured by Deed of Trust of record in Book 2429, 455, Register's Office for Davidson County, Tennessee. Said note is payable to First Federal Savings and Loan Association of Nashville in monthly installments of $ 31.00 each. I, A. E. Rainey, a widower have bargained and sold, and by these presents do transfer and convey unto the said Ben P. Whitefield, Jr., and wife, Ruth I. Whitefield their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being part of the north part of Lot No. 10 on a Map showing the resubdivision of a 26.25 acre tract composed of Lots 5 to 12,, both inclusive, and Lots A and B and certain streets and alleys not opened and never used, as shown on the Map of W. H. Dodd's Subdivision as per plan is Book 843, page 99, Register's Office for said County, and described as follows: Beginning at a point in the southerly margin of a 25 foot unnamed roadway 100 feet west of the easterly line of said lot no. 10 as measured along the south margin of said roadway and being the northwest corner of the property conveyed to Paul G. Breeding and wife, by deed from John S. Bransford, et al, of record in Book 1055, page 101, said Register's Office; thence south 4 degrees 45 minutes west along Breedings west line 300 feet to a point in Breedings southwest corner and the common northerly corner of Lots Nos. 94 and 95 on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, said Register's Office; thence north 83 degrees west along the north line of Lots Nos 95 and 96 of said Capitol View Subdivision, 125 feet to a point in the north line of Lot No. 96; thence north 4 degrees 45 minutes east 300 feet to the south margin of said 25 foot unnamed roadway; thence with the margin of the same, south 83 degrees east 125 feet to the point of beginning.

Being the same property conveyed to A. E. Rainey and wife, Lerah O. Rainey by deed from Frank Fann Jr. and wife, Marjorie Fann as of record in Book 2645, page 167, Register's Office for Davidson County, Tennessee. The said Lerah C. Rainey having since died.

ESCROW ACCOUNT TO BE TRANSFERRED TO PURCHASER.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben P. Whitefield Jr. and wife, Ruth I. Whitefield their heirs and assigns, forever.

And I do covenant with the said Ben P. Whitefield, Jr., and wife, Ruth I. Whitefield 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, except as above stated.

And A. E. Rainey, a widower do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ben P. Whitefield Jr., and wife, Ruth I. Whitefield heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17th day of December, 19 59

A. E. Rainey

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