BK 2998

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 RUDOLPH HASKINS AND WIFE, DOSERLEAN HASKINS, receipt of which is hereby acknowledged,'

I, EDWARD N. WAKEFIELD, being the sole surviving heir of Sophia D. Wakefield, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said RUDOLPH HASKINS AND WIFE, DOSERLEAN HASKINS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 97 in Sharpe and Horne's Second Addition, which plan is of record in Book 161, page 53, of the Register's Office for Davidson County, Tennessee.

Said lot No. 97 fronts 50 feet on the East side of Joseph Avenue and runs back between parallel lines 145 feet to an alley in the rear.

Being the same property conveyed to Sophia D. Wakefield by deed from C. F. Sharpe and wife, Olivia W. Sharpe, of record in Book 458, page 289, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RUDOLPH HASKINS AND WIFE, DOSERLEAN HASKINS their heirs and assigns, forever.

And I do covenant with the said RUDOLPH HASKINS AND WIFE, DOSERLEAN HASKINS 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, EDWARD N. WAKEFIELD, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said RUDOLPH HASKINS AND WIFE, DOSERLEAN HASKINS their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th. day of December, 1959

H15
125
MARK

Witness

Witness

STATE OF TENNESSEE
Davidson County

Before me, MARBUT G. GASTON, a Notary Public in and for said County and State, the within named EDWARD N. WAKEFIELD with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th. day of December, 1959

Commission expires January 24th. 1961

Marbut G. Gaston
Notary Public

PG 21