BK 2998

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------

------Ten and no/100----------($10.00)----------DOLLARS

Cash in hand paid by Alpha C. Roy and wife, Gladys T. Roy, and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the said Alpha C. Roy and wife, Gladys T. Roy, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a Vendor's lien retained in deed from Josephine C. Jenkins, to Otha E. Swatzell and wife, Edna P. Swatzell of record in Book 2751, page 591, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said Vendor's Lien the obligations of which are assumed by the said grantees.

We, Otha E. Swatzell and wife, Edna P. Swatzell have bargained and sold, and by these presents do transfer and convey unto the said Alpha C. Roy and wife, Gladys T. Roy their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 6th, formerly the 27th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 3 on the Plan of J. G. Grissim's Grand Avenue Addition in East Nashville, as of record in Book 974, page 35, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southerly side of Granada Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Otha E. Swatzell and wife, Edna P. Swatzell, by deed from Josephine C. Jenkins, of record in Book 2751, page 591, 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 Alpha C. Roy and wife, Gladys T. Roy their heirs and assigns, forever.

And we do covenant with the said Alpha C. Roy and wife, Gladys T. Roy 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, except as herein above set out.

And we, Otha E. Swatzell and wife, Edna P. Swatzell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alpha C. Roy and wife, Gladys T. Roy their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of December, 19 59

Otha E. Swatzell

Edna P. Swatzell

PG 147