BK 3029

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS

For and in consideration of the sum of ELEVEN THOUSAND AND NO/100 ---------- ($11,000.00) ---------- Cash in hand paid by Knox L. Ewing and wife, Alice C. Ewing, the receipt of which is hereby acknowledged, we,

WILLIAM B. KELLY AND WIFE, ADA RUTH KELLY

have bargained and sold, and by these presents do transfer and convey unto

KNOX L. EWING AND WIFE, ALICE C. EWING

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. 29 of Robert E. Powers Subdivision, as of record in Book 421, page 56, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the westerly side of McCarn Street and runs back between parallel lines 154 feet to an alley on which it measures 50 feet.

Being the same property conveyed to William B. Kelly and wife, Ada Ruth Kelly, by warranty deed from G. J. Kelly and wife, Ethel Kelly, as of record in Book 2136, page 269, 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 Knox L. Ewing and wife, Alice C. Ewing their heirs and assigns forever.

And we do covenant with the said Knox L. Ewing and wife, Alice C. Ewing 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 for 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

And we, William B. Kelly and wife, Ada Ruth Kelly do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Knox L. Ewing and wife, Alice C. Ewing their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of February, 1960

William B. Kelly

Ada Ruth Kelly

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