BK 3029

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of One ($1.00) dollar, cash in hand paid by the grantee to the grantor, receipt of which is hereby acknowledged, DOLLARS

I, Ed F. Bills have bargained and sold, and by these presents do transfer and convey unto the said Johnnie B. Bills her 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 the westerly 63 feet of lot No. 2 on Kennedy and Graves' Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for said County.

Said part of lot No. 2 fronts 63 feet on the southerly side of McAlpine, formerly Alpine Avenue and runs back between parallel lines, from the center of said Avenue 388.5 feet to a dead line.

Being the same property conveyed to Ed F. Bills and wife, Johnnie B. Bills as tenants by the entirety from Osborne C. Dodd, et ux, of record in Book 2043, page 507, Register's Office for Davidson County, Tennessee.

The purpose of this instrument being to deed the entire interest of the said Ed F. Bills to the said Johnnie B. Bills thereby creating an estate in fee simple in the said Johnnie B. Bills pursuant to the statutes of Tennessee so provided for such conveyances between husband and wife.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnnie B. Bills her heirs and assigns, forever.

And I do covenant with the said Johnnie B. Bills, her heirs and assigns 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 for taxes and deed of trust of record in Book 2078, page 573, Register's Office for said County.

And Ed F. Bills do further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Johnnie B. Bills her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 22nd day of July, 19 59

Ed F. Bills

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