K 3035

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of -----Ten and 00/100----------
----------($10.00)---------- DOLLARS
and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantors,

We, B. J. Lyons and wife, Margueritte Lyons,
have bargained and sold, and by these presents do transfer and convey unto the said J. B. Holt, Jr., and wife, Bonnie Holt, 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. 39 on the Map of J. B. Hancock's East End Addition, as of record in Book 57, page 133, Register's Office for said County, described as follows:
BEGINNING on the northerly margin of Granada, formerly Grand, Avenue at the corner of Lots Nos. 38 and 39; thence with said Avenue, westwardly 50 feet to the easterly margin of an alley; thence with said alley, northwardly 140 feet to a turn in said alley, continuing with said alley and in a northeasterly direction 10 feet to the southerly margin of another alley; thence with the last mentioned alley, eastwardly 40 feet to the corner of Lots Nos. 38 and 39; thence with the line between said two lots, southwardly 150 feet to the beginning.

Being the same property conveyed to B. J. Lyons and wife, Margueritte Lyons, by deed from Richard Marshall and wife, Nina Marshall, of record in Book 3032, page 257, 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 J. B. Holt, Jr., and wife, Bonnie Holt, their heirs and assigns, forever.

And We do covenant with the said J. B. Holt, Jr., and wife, Bonnie Holt 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 1960 taxes which are to be pro rated.

And we, B. J. Lyons and wife, Margueritta Lyons,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. B. Holt, Jr., and wife, Bonnie Holt, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 8th day of April, 1960

B. J. Lyons

Margueritte Lyons

BOOK 569