BK 3072

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of----Six thousand five hundred and no/100------
($6500.00)$$$---- ---------- DOLLARS

Cash in hand paid by Henry Porter and wife Thelma S. Porter and for other good and valuable considerations, the receipt of all which is hereby acknowledged I, Essie Mai Cain

_____ have bargained and sold, and by these presents do transfer and convey unto the said Henry Porter and wife Thelma S. Porter 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 the southerly 15 feet of Lot No. 20 and the northerly 40 feet of Lot No. 21 on the Plan of George W. Stainback's Subdivision of part of the Lucy H. Lindsley Tract, as of record in Book 161, page 142, Register's office for Said County.

Said parts of Lots Nos. 20 and 21 front together 55 feet on the easterly side of Pennock Avenue and run back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Essie Mai Cain by deed from M. E. Thrower and wife, Maude P. Thrower, of record in Book 3028, Page 260, 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 Henry Porter and wife, Thelma S. Porter Their heirs and assigns, forever.

And I do covenant with the said Henry Porter and wife, Thelma S. Porter 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 1960 taxes, which have been prorated and assumed by the grantees here-in.

And I, Essie M. Cain

do further covenant and bind Myself, My heirs and representatives, to warrant and forever defend the title to the said land to the said Henry Porter and wife, Thelma S. Porter Their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand, this 20th day of May, 19 60

Essie Mai Cain

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ann B. Beaver, a Notary Public in and for said County and State, the within named Essie Mai Cain

said Virginia, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office, this 20 day of May, 1960

My Commission Expires April 27, 1963

Ann B Beaver
Notary Public

PG 157