BK 3097

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ---($10.00)----------

-Ten dollars cash and other good and valuable considerations------DOLLARS

Cash in hand paid by Maggie H. Peach, receipt of which is hereby acknowledged, and assume the unpaid balance of a note in the original amount of $6,300.00 payable to the order of First Federal Saving and Loan Association of Nashville, as of record in Book 2686, page 107, R. O. D. C. Tenn.

I, Mary Hamilton Kennedy

have bargained and sold, and by these presents do transfer and convey unto the said Maggie H. Peach, for her sole and separate use, free from the debts and contracts of her present, or any future husband, with full power vested in her to sell, mortgage or otherwise convey, as if she were a feme sole,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 135 on the Plan of Shelby Village No. 2, as of record in Book 1835, page 48, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Fulton Street at the southeast corner of Lot No. 134 on said Plan; thence with the line between said Lots Nos. 134 and 135, northwestwardly 139.7 feet to the common corner of Lots Nos. 122, 123, 134 and 135 on said Plan; thence with the line between said Lots Nos. 135 and 122, northeastwardly 31 feet to the common corner of Lots Nos. 122, 135, and 137 on said Plan thence with the line between said Lots Nos. 135 and 137, southeastwardly 39.5 feet to the northwest corner of Lot No. 136; thence with the line between said Lots Nos. 135 and 136, southeastwardly 99.7 feet to the northerly margin of said Street; thence with the northerly margin of said street southwestwardly 60.8 f et to the beginning.

Being the same property conveyed to Mary Hamilton Kennedy by deed from James M. Johnson and wife, Ann S. Johnson as of record in Book 2861, page 383, Register's Office Davidson County, Tenn.

Like wise transferred here by is an escrow account held by First Federal Saving and Loan Association of Nashville for the payment of taxes and insruance on the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maggie H. Peach

her heirs and assigns, forever.

And I do covenant with the said Maggie H. Peach

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.

And I, Mary Hamilton Kennedy

do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said Maggie H. Peach

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 22nd day of June, 19 60

Mary Hamilton Kennedy

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