K 3103

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged.

We, John N. Spain and wife, Myrtle Lee Spain have bargained and sold, and by these presents do transfer and convey unto the said Margaret King 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 Lot No. 23 on the Map of Geo. Shields Second Addition, as of record in Book 57, page 146, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the south side of St. Louis Avenue and runs back between lines 150 feet to an alley.

Being the same property conveyed to John N. Spain and wife, Myrtle Lee Spain, by deed from Phil Cohen and wife, Sara K. Cohen, of record in Book 1815, page 632, 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 Margaret King her heirs and assigns, forever.

And we do covenant with the said Margaret King 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.

And we, John N. Spain and wife, Myrtle Lee Spain do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Margaret King her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of August, 19 60

John N. Spain

Myrtle Lee Spain

G 147