K 3157

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, cash in hand paid by Jesse Lee Sharp, Jr., and wife, Margaret Garrett Sharp, the receipt of which is hereby acknowledged;

I, MAGDALENE O'CONNELL GARRETT, a widow, have bargained and sold, and by these presents do transfer and convey unto the said JESSE LEE SHARP, JR., and wife, MARGARET GARRETT SHARP, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot number 30 on the Map of Bransford Realty Co's resubdivision of lots 22 to 30 inclusive in Richland Annex as of record in Book 332, page 156 of the Register's Office for Davidson County, Tennessee.

Said lot number 30 fronts 50 feet on the west side of Fairfax Avenue and extends back westwardly between parallel lines 179 feet, more or less on its northern margin and 171.5 feet, more or less, on its southern margin to an alley in the rear, showing 55.5 feet on said alley.

Being the same property conveyed to Magdalene O'Connell Garrett by deed from Carl R. Chilton and wife, Pauline T. Chilton, of record in Book 1031, page 472, 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 Jesse Lee Sharp, Jr., and wife, Margaret Garrett Sharp, their heirs and assigns, forever.

And I do covenant with the said Jesse Lee Sharp, Jr., and wife, Margaret Garrett Sharp, 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, Magdalene O'Connell Garrett, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jesse Lee Sharp, Jr., and wife, Margaret Garrett Sharp, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of October, 1960.

Magdalene O'Connell Garrett

Magdalene O'Connell Garrett

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