K 3219

WARRANTY DEED

For and in consideration of the sum of One Dollar, cash in hand paid, I, Sadie DeMoss Spence (nee Sadie DeMoss), have bargained and sold, and by these presents do convey unto John H. Gassaway, his heirs and assigns, my undivided one-half interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 22 on the James Burns Plan of Lots as of record in Book 161, Page 98, Register's office of said County.

Said Lot No. 22 fronts 50 feet on the westerly side of Burns Avenue and runs back between parallel lines 150 feet to an alley.

Said Lot No. 22 was conveyed to John H. Gassaway and Sadie DeMoss by Deed of Record in Deed Book 1848, Page 143, R.O.D.C. by Mrs. Minna H. Harvill, together with Lot No. 23, and in order to divide said property John H. Gassaway is this day conveying his undivided one-half interest in Lot No. 23 to Sadie DeMoss Spence.

To have and to hold said undivided one-half interest in said tract or parcel of land, with the appurtenances, estate and title thereto belonging to the said John H. Gassaway, his heirs and assigns, forever.

And I do covenant with the said John H. Gassaway that I am lawfully seized and possessed of said undivided one-half interest in said lot in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said undivided one-half interest in said lot to the said John H. Gassaway, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this the 2nd day of March, 1959.

Sadie DeMoss Spence

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