K 3247

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - $10.00 - Ten and no/100 - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by O. H. Law and wife, Grace L. Law, the receipt of all of which is hereby acknowledged.

I, Ida G. Howard, a widow have bargained and sold, and by these presents do transfer and convey unto the said O. H. Law and wife, Grace L. Law 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 5 feet of Lot No. 23 and the northerly 50 feet of Lot No. 24 on the Plan of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

Said southerly part of Lot 23 and the northerly part of Lot 24 front together 55 feet on the easterly side of Natches Trace, formerly the Compton Road, and run back between parallel lines 180 feet to an alley.

Being the same real property conveyed to J. M. Howard, Jr. and wife, Ida G. Howard, by deed from Bringhurst Reid Company, dated October 10, 1928, filed November 5, 1928, and recorded in book 766, page 210, said Register's Office, the said J. M. Howard, Jr. having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said O. H. Law and wife, Grace L. Law their heirs and assigns, forever.

And I do covenant with the said O. H. Law and wife, Grace L. Law 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, with exception of the 1961 taxes which are prorated and assumed by Grantees herein.

And I, Ida G. Howard, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said O. H. Law and wife, Grace L. Law their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of June, 1961

Ida G. Howard
Ida G. Howard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Clara Dee Taft, a Notary Public in and for said County and State, the within named Ida G. Howard, a widow the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of June, 1961

Clara D. Taft
Notary Public

Commission expires Oct. 22, 1961

NOTARY PUBLIC STATE OF TENNESSEE OCT. 22, 1961

G 389