K 3255

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

----------Ten and 00/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nelle Kirtland Yost,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Warren V. Espy and wife, Winnie Mai Espy

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

Being a certain tract or parcel of real estate in Davidson County, Tennessee, more fully described as follows:

Being a lot or parcel of land in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being the easterly 50 feet of Lot No. 7 in the subdivision of Hamilton Parks 10.28 acre tract, a plan of which is of record in Book No. 161, page 160, of the Register's Office for Davidson County, Tennessee, together with my interest in the trees in the narrow strip of land between the sidewalk and the street in front of said lot and in the 12 foot alley which was opened in the rear of said lot. The eastern 50 feet herein conveyed is bounded and described as follows: Being at the southeast corner of the fifty-five (55) foot lot that was conveyed to W. Hackett Ross and Minnie Henry Ross, April 30, 1913, in the northern margin of Jones Avenue and runs thence north with the east line of the Ross lot 308½ feet to the northeast corner of the Ross lot in the south line of a 24 foot alley; thence east with the south line of said alley 50 feet to the northeast corner of Lot No. 7 at the intersection of said alley which runs north and south from Jones Avenue to said 24 foot alley; thence south with the east line of Lot No. 7, and west side of north and south alley 308½ feet to the southeast corner of Lot No. 7 in the north margin of Jones Avenue; thence west 50 feet to the beginning.

Being the same property conveyed to Fred H. Kirtland and Nelle Kirtland Yost by deed from Henry Kirtland et al, of record in Book 1562, page 473, Register's Office for said County, and being the same property conveyed to Nelle Kirtland Yost by deed from Fred K. Kirtland of record in Book 1851, page 271, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Warren V. Espy and wife, Winnie Mai Espy

their heirs and assigns, forever.

And I do covenant with the said Warren V. Espy and wife, Winnie Mai Espy 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, Nelle Kirtland Yost,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Warren V. Espy and wife, Winnie Mai Espy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th day of August, 19 61

Nelle Kirtland Yost

PG 79