BK 3255

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and no/100 ---------**DOLLARS**

Cash in hand paid by Mary Dunlap, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

R.C. Sullivan and wife, Alma Sullivan

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Mary Dunlap, for her sole and separate estate, free from the debts and all liabilities of her present or any future husband, as if she were a feme sole, 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 the west 25 feet of Lot No. 62 on the Plan of the Resubdivision of the Wilcox Property, of record in Book 421, page 42, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 62 fronts 25 feet on the north side of Felicia Avenue and runs back between parallel lines, 125 feet to an alley.

Being the same property conveyed to R.C. Sullivan and wife, Alma Sullivan, by deed from E.S. Davis, Trustee, as of record in Book Page , 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 Mary Dunlap, for her sole and separate estate, free from the debts and all liabilites of her present or any future husband, as if she were a feme sole, her **heirs and assigns, forever.**

And We **do covenant with the said** Mary Dunlap, as above

_____ **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, R.C. Sullivan and wife, Alma Sullivan

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Mary Dunlap, as above

her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 26th **day of** April **,19** 61

R C Sullivan

Alma Sullivan

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