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WARRANTY DEED

FROM 82465

J. T. Dunivant, et al

TO

J. Edward Gleeson

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of FEB A.D. 19[illegible] at 1:12 o'clock P.M.
Noted in Book 2081 Page 91
Recorded in Book ____ Page ____
Recording Fee $2.25
JAMES P. WILSON, Register
By [illegible] Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
[illegible]y Title Insurance Company
[illegible]uilding
Union
[illegible]SSEE

For and in Consideration of the sum of five thousand and no/100----------
----------($5,000.00)---------- *DOLLARS*
cash in hand paid by J. Edward Gleeson, receipt of which is hereby acknowledged,

we, J. T. Dunivant and wife, Ora B. Dunivant, and Marjorie G. Dyer Nicks

have bargained and sold, and by these presents do transfer and convey unto the said J. Edward Gleeson, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 7 of Block No. 3 on the Map of Fairfax Place, as of record in book 547, pages 137 and 138, Register's Office for said County.
Said lot No. 7 fronts 60 feet on the southerly side of Belcourt Avenue, and runs back between parallel lines 157.13 feet to a dead line.
Being the same real property conveyed to J. T. Dunivant and wife, Ora B. Dunivant by deed from S. M. Cashion and wife, dated May 24, 1952, filed May 26, 1952, and recorded in book 2083, page 312, said Register's Office.
This conveyance is made subject to an easement for use of telephone [illegible]les and sewerage lines across rear of premises, reserved in deed of record in book 857, page 77, 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 J. Edward Gleeson, his *heirs and assigns, forever.*

And we *do covenant with the said* J. Edward Gleeson *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.*, except for taxes for the year 1962 which are prorated and assumed by purchaser.

And we, J. T. Dunivant and wife, Ora B. Dunivant, and Marjorie G. Dyer Nicks *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. Edward Gleeson, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25th *day of* January, 19 62, *the*

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