K 3373

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 **Reuben Ward** Oliphant and wife, Hettie R. Oliphant, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, H. H. Raines and wife, Lilly B. Raines,

have bargained and sold, and by these presents do transfer and convey unto the said Reuben Ward Oliphant and wife, Hettie R. Oliphant,

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 westerly 40 feet of lot No. 808 and the easterly 10 feet of Lot No. 810 of Block 37, Charlotte Park Companys First Addition, as of record in Book 57, page 103, Register's Office for said County.

SAID parts of Lots Nos. 808 and 810 front together 50 feet on the south side of Dakota, formerly 4th Avenue, and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to H. H. Raines and wife, Lilly B. Raines, by deed from Charles H. Phelan and wife, Catherine F. Phelan, of record in Book 1092, page 68, 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 Reuben Ward Oliphant and wife, Hettie R. Oliphant

their **heirs and assigns, forever.**

And we **do covenant with the said** Reuben Ward Oliphant and wife, Hettie R. Oliphant, **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, H. H. Raines and wife, Lilly B. Raines

do further covenant and bind ourselves & our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Reuben Ward Oliphant and wife, Hettie R. Oliphant

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

Witness our **hand** s **this** 24 **day of** April, **1962.**

H H Raines

Lilly B. Raines

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