K 3374

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 Martha C. Utley, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, James W. Maxey and wife, Cora Maxey,

have bargained and sold, and by these presents do transfer and convey unto the said Martha C. Utley, a widow,

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

Being Lot No. 30 in George Shields' Second Addition to North Nashville, a plan of which is recorded in Book 57, page 146, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the south side of St. Louis Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James W. Maxey by deed from B. M. Rivers and wife, of record in Book 457, page 390, and by deed from Lillie Mai Upchurch et al., of record in Book 3846, page 273, 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 Martha C. Utley, a widow,

her heirs and assigns, forever.

And we do covenant with the said Martha C. Utley

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 current taxes, which are pro-rated this date and assumed by the grantee herein.

And we, James W. Maxey and wife, Cora Maxey,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Martha C. Utley,

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

Witness our hands this 2. day of May, 1962.

James W. Maxey

Cora Maxey

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