K 3404

WARRANTY DEED

For and in consideration of the sum of ($10.00) 14500
- - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged,

We, O. A. Canterbury, Jr. and wife, Mary H. Canterbury

have bargained and sold, and by these presents do transfer and convey unto the said Theckla Estelle Lowe, her

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

Land in Davidson County, Tennessee, being the westerly 25 feet of lot No. 4 and the easterly 50 feet of lot No. 5 on the map of Sunset Park, as of record in book 332, page 132, Register's Office for said County.

Said parts of lots Nos. 4 and 5 front together 75 feet on the northerly side of West Linden, formerly Sunset, Avenue and extend back between lines 161.5 feet, more or less, to a dead line.

Being the same real property conveyed to O. A. Canterbury, Jr. and wife, Mary H. Canterbury, by deed from Kathryn Hill Sharp and husband, dated May 3, 1957, filed May 10, 1957, and recorded in book 2646, page 401, said Register's Office.

This conveyance is made subject to easement for 8-inch sewer along rear line of premises shown as Sewer No. 292-A on plans in the office of the City Engineer of the City of Nashville.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Theckla Estelle Lowe, her

heirs and assigns, forever.

And we *do covenant with the said* Theckla Estelle Lowe

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 the 1962 State and County taxes which have been pro-rated and assumed by the grantee herein.

And we, O. A. Canterbury, Jr. and wife, Mary H. Canterbury

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Theckla Estelle Lowe, her

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

Witness our *hand* s *this* 6th *day of* July, *19* 62, ~~this corporate party, by any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

O. A. Canterbury Jr.

Mary H. Canterbury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* O. A. Canterbury, Jr. and Mary H. Canterbury

the within named bargainor ~~or bargainors~~, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand ~~and official seal~~ *at office in* Nashville, *Tennessee, this* 6th *day of* July, *19* 62

Hugh J. Bradley *Notary Public*

Commission expires April 22, 1963.

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