K 3405

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN & NO/100 - ($10.00) - - - DOLLARS cash and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, Mary Mooney Regan, _____ have bargained and sold, and by these presents do transfer and convey unto the said Rose B. Martin, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beino Lot No. 112 and the easterly 16-2/3 feet of Lot No. 111 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville, as of record in Book 36, page 117, Register's Office for said County and Plan Book 1, page 35, Chancery Court at Nashville.
Said Lot No. 112 and part of Lot No. 111 front together 66-2/3 feet on the southerly side of Houston Street and run back between parallel lines 150 feet to an alley. Being the same property conveyed to MRS. MARY MOONEY REGAN by deed from West Kentucky Coal Company of record in Book 1005, page 21 and re-recorded in Book 1005, page 92, 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 Rose B. Martin, her heirs and assigns, forever.

And I do covenant with the said Rose B. Martin that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1962 taxes which have been prorated and are assumed by the purchaser.

And I, Mary Mooney Regan do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Rose B. Martin, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19 day of July, 19 62.

Mary Mooney Regan.

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