K 3428

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - - - ($1.00) - - - - - - - - - - -

One and No/100 - DOLLARS

Cash in hand paid by Sara S. Robin and Sarah R. Turner, and other good, valuable and sufficient considerations, the receipt of all of which is by me acknowledged,

I, Ruth Shotwell Windham,

have bargained and sold, and by these presents do transfer and convey unto the said Sara S. Robin and Sarah R. Turner, an undivided 1/2 interest each in and to their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 32 on the Plan of George I. Waddey's Subdivision of Block 16 and 26 of Midway, of record in Book 421, page 55, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the westerly side of 30th Avenue, North, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ruth Shotwell Windham, sole and separate estate, by deed from Jack J. Cohen and Sam Garfinkle, of record in Book 2736, page 591, 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 Sara S. Robin and Sarah R. Turner, their heirs and assigns, forever.

And I do covenant with the said Sara S. Robin and Sarah R. Turner, 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 current taxes, which are pro-rated this date and assumed by the grantees herein.

And I, Ruth Shotwell Windham, as above, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Sara S. Robin and Sarah R. Turner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd day of August, 19 62.

Ruth Shotwell Windham

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