BOOK 3429

## WARRANTY DEED

*For and in consideration of the sum of* TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *DOLLARS* cash in hand paid by JOHN C. EDWARDS AND WIFE, CARLENE EDWARDS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the grantees, simultaneously, executing a First deed of trust to secure the sum of $4505.84, This conveyance being made pursuant to a contract entered into by the grantees, Mai Litchford Shaw, now deceased, and her husband Roy L. Shaw, under date of November 2, 1956, for the purchase of subject property for a consideration of $6900.00. The deed of conveyance to the grantees, through oversight, never being executed by Mai Litchford Shaw and Roy L. Shaw;

I, ROY SHAW, a widower *have bargained and sold, and by these presents do transfer and convey unto the said* JOHN C. EDWARDS AND WIFE, CARLENE EDWARDS their *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 northeasterly part of Lot No. 13 on the Map showing Subdivision of J. S. Spurlock's Lands, not of record described as follows:

BEGINNING in the center of West Trinity Lane, formerly Young's Lane, at the northwest corner of the property conveyed to James R. Blessing and wife, by deed from Roy Hamilton and wife, of record in Book 1306, page 142, Register's Office for said County, being the corner of Lots Nos. 13 and 14; thence with the line between said two lots, and along Blessing's westerly line, southwardly 250 feet to the northeastern corner of the property conveyed to L. C. Carney, and wife, by deed from Roy Shaw, and wife, of record in Book 3066, page 466, said Register's Office; thence with said Carney's northerly line, westwardly 100 feet to the easterly margin of a 25 foot private road, as set out in deed to Leon C. Carney and wife, from Mai Litchford Shaw, and husband, of record in Book 2796, page 468, said Register's Office; thence with the easterly margin of said 25 foot private road, northwardly 250 feet to the center of said West Trinity Lane; thence with same, eastwardly 100 feet to the beginning.

Said property was devised to ROY SHAW, under the Will of MAI L. SHAW, of record in Will Book 76, page 126, County Court for said County.

*To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* JOHN C. EDWARDS AND WIFE, CARLENE EDWARDS, their *heirs and assigns, forever.*

*And* we *do covenant with the said* JOHN C. EDWARDS AND WIFE, CARLENE EDWARDS *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 by taxes for the year 1962, which are hereby assumed by the grantee.

*And* I, ROY SHAW, a widower *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOHN C. EDWARDS AND WIFE, CARLENE EDWARDS their *heirs and assigns against the lawful claims of all persons, whomsoever.*

*Witness* my *hand* this Sixteenth *day of* August, 19 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

[redacted] Roy Shaw

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Anne Abernathy, *a Notary Public in and for said County and State,* ROY SHAW, A WIDOWER,

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

*Witness my hand and official seal at* Nashville *Tennessee, this* 16th *day of* August, 19 62

Anne Abernathy *Notary Public*

*My commission expires* October 25, 1962

PAGE 583