K 3503

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and NO/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Frances Armstrong, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Leo Donald Suggs

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

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of the Subdivision, of Geo. I. Waddey's Subdivision of Blocks 16 and 26, Midway, of record in Book 421, page 55, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the westerly side of 31st Avenue North and runs back between parallel lines, with the southerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Elijah Armstrong and wife, Frances, Armstrong, by deed from Bransford Realty Company, of record in Book 1171, page 72, Registers Office for Davidson County, Tennessee. The said Elijah Armstrong having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leo Donald Suggs

his heirs and assigns, forever.

And I do covenant with the said Leo Donald Suggs

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.

And I, Frances Armstrong, a widow

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Leo Donald Suggs

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

Witness my hand this 31st day of January, 1963

Witness by:

Helen James

Frances Armstrong

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