BK 3578

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------($10.00)----------
TEN AND NO/100---------- DOLLARS
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Beatrice Frazier Jarrett, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Wifred Massey and wife, Marinola Massey their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

TRACT 1: 14 Cannon Street.
Land in Davidson County, Tennessee, being parts of Lots 197, 198 and 199 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Beginning at the northwest corner of Cannon and Claiborne Streets, being the southeast corner of Lot No. 199 in said plan and running westerly with the northerly margin of Cannon Street 35 feet, more or less to Amelia's corner; thence with her line, northerly 95 feet to a 10 foot alley; thence easterly with said alley, 35 feet, more or less to Claiborne Street; thence southwardly with said street 95 feet to the beginning.

TRACT 2: 16 Cannon Street.
Land in Davidson County, Tennessee, being parts of Lots No. 197, 198 and 199 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Beginning on the northerly margin of Cannon Street at a point 35 feet, more or less, west of the westerly margin of Claiborne Street; thence with the northerly margin of Cannon Street, westerly 35 feet, more or less to the southwest corner of the property conveyed to Thomas J. McLemore and wife, by deed from Bransford Realty Co., in Book 472, page 132, Register's Office for Davidson County; thence with McLemore's easterly line, northwardly 95 feet and easterly 35 feet, more or less, and southwardly 95 feet to the beginning.

BEING part of the same property conveyed to Beatrice Frazier Jarrett, by decree of the Chancery Court at Nashville, of record in Minute Book 72, page 303, Chancery Court Clerk's Office and of record in Book 3314, page 523, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wifred Massey and wife, Marinola Massey their heirs and assigns, forever.

And I do covenant with the said Wifred Massey and wife, Marinola Massey 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, Beatrice Frazier Jarrett, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Wifred Massey and wife, Marinola Massey their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of July, 19 63

Beatrice F. Jarrett

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