K 3616

WARRANTY DEED

For and in consideration of the sum of - - - TEN AND NO/100 - - - - - - - - - - - - - - - - ($10.00) - *DOLLARS* cash in hand paid by LESLIE DANCLER AND WIFE, WILLIE MAE DANCLER, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, PEARL LORD, *have bargained and sold, and by these presents do transfer and convey unto the said* LESLIE DANCLER AND WIFE, WILLIE MAE DANCLER, 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 Lot No. 35 on the Map of Montgomery Heights, of record in Book 332, page 47, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the southerly side of Highland Avenue and runs back between lines 219 feet to an alley.

Being the same property conveyed to Pearl Lord, sole and separate estate, by deed from George P. Howell et al, of record in Book 3[illegible]0, page 17, said Register's Office.

(Subject property is improved with a one family residence and is known as 1[illegible]06 Highland Avenue, Nashville, 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 LESLIE DANCLER AND WIFE, WILLIE MAE DANCLER, their *heirs and assigns, forever.*

And I *do covenant with the said* LESLIE DANCLER AND WIFE, WILLIA MAE DANCLER, *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, PEARL LORD, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* LESLIE DANCLER AND WIFE, WILLIE MAE DANCLER, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand* s *this* 4th *day of* September, *19*63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pearl Lord
(Pearl Lord)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* PEARL LORD, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 4th *day of* September, *19*63.

Anne Abernathy *Notary Public*

My commission expires October 25, 1965

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