BK 3644

WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 ($10.00) *DOLLARS*

cash in hand to us this day paid, by Billy E. Shaw and wife, Allena Shaw, and other good and valuable consideration to us by them this day paid, receipt of all of which is hereby acknowledged, we, James A. Daniels and wife, Rhoda Daniels

have bargained and sold, and by these presents do transfer and convey unto the said Billy E. Shaw and wife, Allena Shaw

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being Lot No. 801 of Block 36 on the map of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 801 fronts 60 feet on the northerly side of Dakota Avenue, formerly 4th Avenue, and runs back between parallel lines, with the westerly margin of 49th Avenue North, 150 feet to an alley.

And being the same property conveyed by deed from Aline Cain Hartman, et ux, to A. W. Daniels, et ux, of record in Book 1273, Page 98, the said A. W. Daniels and wife, Cora Grant Daniels, being deceased and the said James A. Daniels, grantor herein, being the sole surviving heir at law of the said A. W. Daniels.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy E. Shaw and wife, Allena Shaw their *heirs and assigns, forever.*

And we *do covenant with the said* Billy E. Shaw and wife, Allena Shaw *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1963 taxes which grantees assume and agree to pay.

And we, James A. Daniels and wife, Rhoda Daniels *do further covenant and bind* ourselves & our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Billy E. Shaw and wife, Allena Shaw their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 24th *day of* October, *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.*

James A. Daniels

Rhoda Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. J. Lutin, *a Notary Public in and for said County and State,* James A. Daniels and wife, Rhoda Daniels

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

Witness my hand and official seal at Nashville, *Tennessee, this* 24th *day of* October, *19* 63.

J. J. Lutin *Notary Public*

Commission expires 7/19/67

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