BK 3701

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $10.00 (TEN) ..... DOLLARS

cash in hand paid the receipt of which is hereby acknowledged, and for other valuable considerations, I, Lewis Winter McKissack,

have bargained and sold, and by these presents do transfer and convey unto the said Bessye McKissack, for her sole and separate use, free of all marital status, past, present and future 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 part of Lot No. 25 on the Plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, described as follows:
BEGINNING at a point on the westerly margin of 15th Avenue South, formerly Washington Street, 100 feet southerly from the southwest corner of said 15th Avenue South and Edgehill Avenue, formerly Jackson Street, said point being the southeast corner of a part of Lot No. 25, conveyed to Calvin L. McKissack and wife, by deed from Lemuel Harlin McKissack, of record in Book 1218, page 309, said Register's Office, thence with the southern boundary line of said Calvil L. McKissack property, and the property lying west of said McKissack property and parallel with said Edgehill Avenue, westwardly 152 feet 6 inches, more or less, to the easterly margin of proposed alley; thence with the easterly margin of said alley southwardly 55 feet; thence eastwardly and parallel with said Edgehill Avenue, 152 feet 6 inches, more or less, to the westerly margin of said 15th Avenue South; northwardly 55 feet to the beginning.
Being the same property conveyed to Lewis Winter McKissack and wife, Bessye F. McKissack, by deed from Moses McKissack and wife, of record in Book 2097, page 244, Register's Office for Davidson County, Tennessee.
I am conveying all my interest in the above mentioned property to my wife, Bessye McKissack.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bessye McKissack, her heirs and assigns, forever.

And I do covenant with the said Bessye McKissack 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 for mortgage of record in Book 2166, page 435, said Register's Office.

And I, Lewis Winter McKissack do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Bessye McKissack, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 25th day of February, 1964.

Lewis Winter McKissack

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Benton B. Hare, a Notary Public in and for said County and State, the within named Lewis Winter McKissack

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 25th day of February, 1964

Commission expires Nov. 2, 1966

Benton B. Hare
Notary Public

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