BK 3702



WARRANTY DEED ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: _____
ADDRESS: _____

**For and in Consideration of** the sum of TEN and No/100 ($10.00) DOLLARS

cash in hand paid by Marva Ann Reed and Savanah Reed, the grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, I, Walter Cannon

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Marva Ann Reed and Savanah Reed their **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. 50 on the Plan of Burton Heights, of record in Book 3106, page 19, Register's Office for said County, as conveyed to the INSURED by deed of record in Book 3429, page 73, Register's Office for Davidson County, Tennessee.
Said lot #50 fronts 130 feet on the south side of New Brick Church Pike and extends back 283.4 feet on the east line and 237 feet on the west line to the north margin of old Brick Church Pike, now known as McClure Street, on which it measures 118.7 feet.
Said property is improved and known as 216 New Brick Church Pike, Nashville, Tennessee.
Being the same property conveyed to Walter Cannon by deed of record in Book 3578, page 395, 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** Marva Ann Reed and Savanah Reed their **heirs and assigns, forever.**

**And** I **do covenant with the said** Marva Ann Reed, and Savanah Reed **that** I **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except a deed of trust of record in Book 3442, page 179, Register's Office, Davidson County, securing to the Western Saving Fund Society a note in the approximate balance of $12,000.00

**And** I, Walter Cannon **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Marva Ann Reed and Savanah Reed their **heirs and assigns against the lawful claims of all persons, whomsoever.** except said deed of trust which grantees assume and except said restrictions of record.

**Witness** our **hand** s **this** 9th **day of** January, 19 64

Walter Cannon

PG 179