K 1788

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ($750.00) - - -

Seven Hundred Fifty and No/100 - - - - - - DOLLARS

Cash in hand paid by Georgia Wynne Rippey, the receipt of which is hereby acknowledged

We, W. A. Roberts and wife, Beatrice Roberts

have bargained and sold, and by these presents do transfer and convey unto the said Georgia Wynne Rippey to her sole and separate estate free from the debts, contracts and liabilities of her present or any future husband that she may have. heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 108 on the plan of Riverside Drive Subdivision, as of record in book 974, pages 60 and 61, Register's Office for said County.

Said lot No. 108 fronts 50 feet on the southerly side of Litton Avenue and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to W. A. Roberts and wife, Beatrice Roberts, by deed from John V. Tune and wife, of record in Book 1518, page 597, said Register's Office.





To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Georgia Wynne Rippey, as appeared above heirs and assigns, forever.

And we do covenant with the said Georgia Wynne Rippey as appeared above 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 1950 taxes, which have been prorated and assumed by grantee herein.

And we, W.A. Roberts and wife, Beatrice Roberts do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Georgia Wynne Rippey as appeared above heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of February, 1950

Witness: R B Hafer — W. A. Roberts his mark X

John C. Davis Jr. — Beatrice Roberts her mark X

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. B. Clark, a Notary Public in and for said County and State, the within named W. A. Roberts and Beatrice Roberts

the bargainer, 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 8th day of February, 1950.

H. B. CLARK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires October 8, 1950

H. B. Clark
Notary Public

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