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WARRANTY DEED | Form 1001 | Published by Tennessee Title Company

For and in consideration of the sum of $ 2,100.00

---TWO THOUSAND ONE HUNDRED AND NO/100--- DOLLARS

Cash paid by Thomas Henry Scudder and Wife, Gladys White Scudder, the receipt of which is hereby acknowledged,

We, Edward F. Ryan and Wife, Catherine O. Ryan

have bargained and sold, and by these presents do transfer and convey unto the said Thomas Henry Scudder and Wife, Gladys White Scudder,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:



Being Lot No. 13 of Block "C" on the 2nd. Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 125 feet on the southerly side of Brookfield Avenue and runs back 161.73 feet on the easterly line and 162.50 feet on the westerly line to a dead line, measuring 125 feet thereon.

Being the same property conveyed to Edward F. Ryan and Wife, Catherine O. Ryan by deed from M. L. McMakin, Trustee of record in Book 1345, Page 375, said Register's Office.

and 50-foot building setback line

Property conveyed subject to Easement for public utility purposes as shown on plan of record in Book 1130, Page 62, Register's Office for Davidson County, Tennessee.

Restrictive covenants as set out in an instrument executed by M. L. McMakin, Trustee, of record in Book 1357, Page 41, 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 Thomas Henry Scudder and Wife, Gladys White Scudder, their heirs and assigns, forever.

And We do covenant with the said Thomas Henry Scudder and Wife, Gladys White Scudder 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 pro-rated & Purchaser will pay when due.

And We, Edward F. Ryan and Wife, Catherine O. Ryan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas Henry Scudder and Wife, Gladys White Scudder, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17 day of May, 19 50

x Edward F Ryan

x Catherine O Ryan

AMERICAN FOREIGN SERVICE $2.00 FEE STAMP

CONSULAR SERVICE

Japan
City of Yokohama } ss:
American Consular Service

James B. Lindsey
Vice Consul of the United States of America
in and for Yokohama, Japan, a Notary Public in and for said County and State, the within named Edward F. Ryan and wife, Catherine O. Ryan

the bargainor s, 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 Yokohama, ~~Tennessee~~, this 17th day of May, 19 50

Commission expires at the pleasure of the Secretary of State.

James B. Lindsey
Notary Public
James B. Lindsey
Vice Consul of the United States of America
in and for Yokohama, Japan

Service No. 3233

TARIFF 28

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