2084

APPROVED
C. H. BRILEY, JR.
ATTORNEY

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - -TEN AND NO/100 - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is herey acknowledged,

we, S. D. Lientz and wife, Pauline F. Lientz

have bargained and sold, and by these presents do transfer and convey unto the said JACK R. RICHEY and wife, VIRGINIA H. RICHEY, their

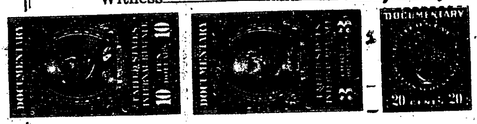
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the easterly 75 feet front of Lot No. 10 on the Map of Bluefield Subdivision, Section No. 1 as of record in Book 843, page 16, Register's Office for said County and being Lot No. 14 on the Map of R. D. Stanford's Re-subdivision of Lots Nos. 1 to 10 inclusive, Bluefield Subdivision of record in Book 843, page 16, said Register's Office not of record and described according to a survey made by Z. J. Wilkinson, Surveyor, January 31, 1941, as follows:
BEGINNING at a point in the northerly margin of Bluefield Avenue, the common corner of Lots Nos. 10 and 11 of said Bluefield Subdivision and being the southeast corner of Lot No. 14 of said Stanford's Subdivision; thence northerly with the dividing line between said Lots Nos. 10 and 11 of said Bluefield Subdivision and with the east line of said Lot No. 14 of said Stanford's Subdivision 310.1 feet to a point in the southerly right-of-way line of the Tennessee Central Railroad; thence with the southerly right-of-way line of said railroad westerly 75 feet to a point 10 feet east of the common corner of Lots Nos. 9 and 10 of said Bluefield Subdivison, the common corner of Lots Nos. 13 and 14 of said Stanford's Subdivision; thence southerly with the dividing line between Lots Nos. 13 and 14 of Stanford's resubdivision 310 feet more or less to a point in the northerly margin of Bluefield Avenue 25 feet east of the common corner of Lots Nos. 9 and 10 of said Bluefield Subdivision; thence eastwardly with the northerly margin of Bluefield Avenue 75 feet to the point of beginning.
Being the same property conveyed to S. D. Lientz and wife, Pauline F. Lientz, by deed from G. W. Turner and wife, of record in Book 1683, page 569, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in in book 737, page 258, as amended by an instrument of record in Book 1140, page 161, 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 Jack R. Richey and wife, Virginia H. Richey, their **heirs and assigns, forever.**

And we **do covenant with the said** Jack R. Richey and wife, Virginia H. Richey **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 by 1952 taxes which the grantees herein assume and agree to pay.
And we, S. D. Lientz and wife, Pauline F. Lientz **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Jack R. Richey and wife, Virginia H. Richey, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 19th **day of** May, 1952.

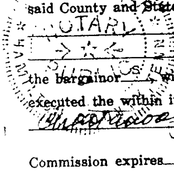


S. D. Lientz

Pauline F. Lientz

STATE OF TENNESSEE
~~Davidson County~~
County of Hamilton

Personally appeared before me, C. E. Farmer, a Notary Public in and for **said County and State, the within named** S. D. Lientz and wife, Pauline F. Lientz



the bargainor, 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 Chattanooga, Tennessee, this 19th day of May, 1952

My Commission Expires Aug. 18, 1954

Commission expires

C. E. Farmer
Notary Public

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