K 2646

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of _____

*** TEN (10.00) *** **DOLLARS**

and other good and valuable consideration, the receipt of which is hereby acknowledged by the grantors,

We, Bracy L. Ray and wife Gladys Ray,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** L. R. Ryan and wife, Helen Ryan

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** Being a tract of land located in the 14th Civil District of Davidson County, Tennessee, and being a part of a tract of land deed to which is of record in Bk. 1108, p. 684, R.O.D.C. Tenn., and being situated near what is known as Ray's Lake, just below Marrowbone Lake and more particularly described as follows: Beginning at an iron pin, near a private roadway or driveway, approximately 175' north easterly from a concrete bridge across Marrowbone Creek; thence north 29°30' W. 197 feet to an iron pin being the N.W. corner of said tract being conveyed; thence to the S.W. corner and with the southerly boundary of the Ruth Boswell tract of land north 68°30' E. 144.6 feet more or less to a point being the southerly corner of the Ruth Boswell tract; thence south 87° E. 30 feet to a point at a gate leading to the said Ruth Boswell tract; thence south 62°30' E. 93.5 feet to an iron pin in the center of a private roadway; thence south 36° W. 125 feet more or less along the center of said private roadway to an iron pin; thence south 22° W. 61 feet to an iron pin; thence south 64°30' W. 57 feet to the beginning; containing, according to the survey made by Geo. W. Watkins, Surveyor, on Sept. 23, 1950, .069 acres more or less. Being the same property conveyed to Bracy L. Ray and wife Gladys Ray from John M. Ray and wife Clara Ray in Deed Book 1041, Page 412, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. R. Ryan and wife, Helen Ryan,

their **heirs and assigns, forever.**

And we **do covenant with the said** L. R. Ryan and wife, Helen Ryan

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.**

And we, Bracy L. Ray and wife Gladys Ray

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** L. R. Ryan and wife, Helen Ryan

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our **hand** s **this** 11 **day of** May **, 19** 57

Bracy L. Ray

Gladys Ray

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Geo. Dickerson, **a Notary Public in and for said County and State, the within named** BRACY L. RAY and GLADYS RAY

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 office, this 11 **day of** May **, 19** 57

Commission expires April 24, 1958 Geo. Dickerson **Notary Public**

NOTARY PUBLIC DAVIDSON

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