K 2650

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - ($10.00) - DOLLARS cash in hand paid by JOHN M. SCUDDER AND WIFE, ZELMA G. SCUDDER, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, CHARLES E. RICHARDSON AND WIFE, JULIA H. RICHARDSON, have bargained and sold, and by these presents do transfer and convey unto the said JOHN M. SCUDDER AND WIFE, ZELMA G. SCUDDER, 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 the southerly 33 feet of Lot No. 24 and the northerly 33 feet of Lot No. 25, Block "D," Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.

Said parts of said lots adjoin and front together 66 feet on the easterly side of Janie Avenue and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Charles E. Richardson and wife, Julia H. Richardson, by deed from Paul C. Biery and wife, of record in Book 2093, page 269, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1151, page 51; and in Book 982, page 675, affecting Lot No. 25; Register's Office for said County

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN M. SCUDDER AND WIFE, ZELMA G. SCUDDER, their heirs and assigns, forever.

And we do covenant with the said JOHN M. SCUDDER AND WIFE, ZELMA G. 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 by taxes for the year 1957, which have been prorated and are hereby assumed by the grantee.

And we, CHARLES E. RICHARDSON AND WIFE, JULIA H. RICHARDSON, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN M. SCUDDER AND WIFE, ZELMA G. SCUDDER, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of June, 1957

Charles E. Richardson

Julia H. Richardson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Evelyn S. Kurz, a Notary Public in and for said County and State, the within named Charles E. Richardson and wife, Julia H. Richardson, 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 Nashville, Tennessee, this 12th day of June, 1957.

Commission expires October 27, 1957

Evelyn S. Kurz
Notary Public

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