K 2735

WARRANTY DEED

For and in consideration of the sum of ($10.00)

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

cash in hand paid and other good and valuable considerations, paid by the grantees the receipt of which is hereby acknowledged,

we, John W. Wells and Leonard Melton,Sr.

have bargained and sold, and by these presents do transfer and convey unto the said George R. Ditenhafer,Jr., and wife, Grace L. Ditenhafer, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being shown as Lot No. 16 of Block "A" on the Map of the Walter Stokes Home Place, of record in book 974, page 92, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Stokes Lane or Avenue at a point 605 feet westerly from the westerly margin of Brightwood Avenue; thence at right angles northerly 206 feet to a point; thence westerly parallel with said Lane or Avenue, 100 feet and thence southerly 206 feet to the northerly margin of said Lane or Avenue; thence with the northerly margin of said Lane or Avenue, easterly 100 feet to the beginning.

being the same real property conveyed to John W. Wells and Leonard Melton,Sr., by deed from Elsie Waller Sharpe and husband, dated July 10, 1957, filed July 19, 1957, and recorded in book 2690, page 325, 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 George R. Ditenhafer,Jr., and wife, Grace L. Ditenhafer, their heirs and assigns, forever.

And we do covenant with the said George R. Ditenhafer,Jr., and wife, Grace L. Ditenhafer 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, John W. Wells and Leonard Melton,Sr., do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George R. Ditenhafer,Jr., and wife, Grace L. Ditenhafer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 17th day of December, 19 57.

John W. Wells

Leonard Melton Sr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, HUGH J. BRADLEY, a Notary Public in and for said County and State, the within named John W. Wells and Leonard Melton,Sr.

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 17th day of December, 1957.

My Commission Expires April 21, 1959

Hugh J. Bradley
Notary Public

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