K 2876

WARRANTY DEED

For and in consideration of the sum of eleven thousand, five hundred and no/100----------($11,500.00)------*DOLLARS* cash in hand paid by Jean A. Cline, the receipt of which is hereby acknowledged,

we, William B. Ryan and wife, Jewell H. Ryan *have bargained and sold, and by these presents do transfer and convey unto the said* Jean A. Cline, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 9 on the Map of Burchwood, as of record in book 547, page 183, Register's Office for said County.
Said lot No. 9 fronts 60 feet on the southerly side of Burchwood Avenue and extends back between parallel lines, 139 feet to a dead line.
Being the same real property conveyed to William B. Ryan by deed from James W. Armstrong, Jr. and wife, dated November 5, 1957, filed November 12, 1957, and recorded in book 2703, page 365, said Register's Office.
This conveyance is made subject to restrictive covenants contained in deed of record in book 2696, page 301, 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 Jean A. Cline, her *heirs and assigns, forever.*

And we *do covenant with the said* Jean A. Cline *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 for taxes for the year 1959 which are prorated and assumed by the grantee.

And William B. Ryan and wife, Jewell H. 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* Jean A. Cline, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 10th *day of* February, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William B. Ryan

Jewell H. Ryan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* William B. Ryan and wife, Jewell H. Ryan

the within named 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* 13th *day of* February, *19* 59

[illegible] *Notary Public*

Commission expires My Commission Expires Sept. 5, 1960

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