BK 2902

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of One Thousand Fifty ($1050.00) and no/100 - DOLLARS cash in hand paid by the Reverend Dan Richardson, the receipt of which is hereby acknowledged by Beatrice C. Cole, a widow,

I, Beatrice C. Cole, a Widow,



have bargained and sold, and by these presents do transfer and convey unto the said Reverend Dan Richardson, his 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 Lot No. 3 on the Map of Buddeke Subdivision of Lots Nos. 114 and 115, of the D. T. McGavock Plan of Lots, of record in Book 10, pages 606 to 609, inclusive, said Buddeke Plan being of record in Book 2, page 5, of the Chancery Court at Nashville, the first plan book mentioned being of record in the Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the easterly side of 7th Avenue North, formerly Vine Street, and runs back between parallel lines 176 feet to an alley.

Being the same property conveyed to Beatrice C. Cole, by deed from Tennessee Enterprises, Incorporated, of record in Book 2705, page 173, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Reverend Dan Richardson, his heirs and assigns, forever.

And I do covenant with the said Reverend Dan Richardson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except State, County and City taxes for 1959, and the balance due the First Federal Savings & Loan Association on first mortgage note.

And I, Beatrice C. Cole, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Reverend Dan Richardson, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17th day of April, 1959

Beatrice C. Cole

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