K 2996

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS
Cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

I, GERTRUDE RIEGER, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said
RUSSELL DORRIS WARD AND WIFE, MARGARET BOWEN WARD,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1: Being Lots Nos. 8 and 9 on the Map of Riverwood Subdivision, being the Subdivision of the East part of Lot No. 4 in the Division of William Williams Lands, as of record in Book 547, page 62, Register's Office for said County.
Said Lots Nos. 8 and 9 adjoin and front together 200 feet on the easterly side of Cedarwood Drive, and run back between lines, as measured from the easterly margin of Cedarwood Drive, as now widened, 281 feet more or less on the north line of Lot No. 8 and 274 feet more or less on the south line of Lot No. 9 to Cumberland River, on which they measure 200 feet.

TRACT 2: A tract of land in the 11th Civil District of said County, being a part of an unnumbered lot shown on the Map of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, and described according to a survey made by Wm. Collier Parrish Associates, dated November 27, 1959, as follows:
BEGINNING at a point in the westerly margin of Cedarwood Drive, as now widened, at a point which is almost due west of the common corner of Lots Nos. 9 and 10; on said plan; thence South 81 degrees West 50 feet to a point; thence North 20 degrees West 97 feet to a point; thence North 52 degrees West 58.5 feet to a point at the corner of Lot No. 23 on said plan; thence along the south line of Lot No. 23, North 52 degrees East 100.5 feet to a point in the westerly margin of Cedarwood Drive; thence with the margin of the same, South 15 degrees East 189.5 feet to the point of beginning.
BEING the same property conveyed to H. P. Rieger and wife, Gertrude Rieger, by deed from Mrs. Rene W. Armstrong, a widow, as of record in Book 1110, page 678, Register's Office, and the said H. P. Rieger having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RUSSELL DORRIS WARD and wife, MARGARET BOWEN WARD, their heirs and assigns, forever.

And I do covenant with the said RUSSELL DORRIS WARD and wife, MARGARET BOWEN WARD, 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.

And I, the grantor do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 7th day of December, 1959

Gertrude Rieger
Gertrude Rieger

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Gertrude Rieger, a widow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 1959

Commission expires April 24, 1962

L. D. Richards
Notary Public

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