K 3034

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, Claud W. Rye and wife, Essie Rippy Rye

have bargained and sold, and by these presents do transfer and convey unto the said Browder G. Smith, Jr., and wife, Lorene Smith, their

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

Land in Davidson County, Tennessee, being lots Nos. 6, 7 and 8 inclusive, of Block "A" on the Map of Davis Heights Subdivision, as of record in book 843, pages 104 and 105, Register's Office for said County.

Said lots adjoin and front together 75 feet on the south side of Porter Road and run back between lines 247½ feet on the west line of lot No. 6 and 246 feet on the east line of lot No. 8 to a dead line in the rear on which they measure 75 feet.

Being the same real property conveyed to Claud W. Rye and wife, Essie Rippy Rye, by deed from S. J. Dale and wife, dated October 5, 1950, filed October 14, 1950, and recorded in book 1907, page 8, said Register's Office, the said Claud W. Rye and Claude W. Rye is one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Browder G. Smith, Jr., and wife, Lorene Smith, their *heirs and assigns, forever.*

And we *do covenant with the said* Browder G. Smith, Jr., and wife, Lorene Smith *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, Claud W. Rye and wife, Essie Rippy Rye, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Browder G. Smith, Jr., and wife, Lorene Smith, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 28th *day of* March, 19 60.

Claude W Rye
Essie Rippy Rye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Claud W. Rye and Essie Rippy Rye, *the within named bargainor*, 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* 28th *day of* March, *19* 60.

NOTARY PUBLIC LAVEL DAVIDSON COUNTY TENNESSEE

Hugh J. Bradley, *Notary Public*

Commission expires April 22, 1963.

PG 345