WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----(~~$10.00~~)---------- **DOLLARS**

Ten dollars cash and other good and valuable consideration

Cash in hand paid by Leo Rippy, Jr. and wife, Daisy Rippy, receipt of which is hereby acknowledged,

We, V. W. Francis, Jr and wife, Frances T. Francis

have bargained and sold, and by these presents do transfer and convey unto the said Leo Rippy, Jr and wife, Daisy Rippy

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

Being the south 70 feet of Lot No. 20 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, pages 56 and 117, Register's Office for said County.

Said part of Lot No. 20 fronts 70 feet on the easterly side of 20th Avenue South and runs back between parallel lines 189 feet to an alley.

Being the same real property conveyed to V. W. Francis, Jr and wife, Frances T. Francis, by deed from Pauline R. Francis and husband, dated February 1, 1947, filed May 5, 1947, and recorded in Book 1472, page 534, Register Office 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 Leo Rippy Jr. and wife, Daisy Rippy their **heirs and assigns, forever.**

And we do covenant with the said Leo Rippy Jr. and wife, Daisy Rippy 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 taxes for the year 1960 which have been pro-rated and assumed by Rippy.

And We, V. W. Francis, Jr and wife, Frances T. Francis

do further covenant and bind ourselves our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Leo Rippy Jr. and wife, Daisy Rippy their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 3rd **day of** May, 19 60

V. W. Francis Jr.

Frances T. Francis