K 3071

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00----------
-----Ten and No/100----------DOLLARS
Cash and other good and valuable considerations, cash in hand paid by Mrs. Elizabeth Colgate, receipt of which is hereby acknowledged.

Virgil Ray Mercer
I / have bargained and sold, and by these presents do transfer and convey unto the said Elizabeth Colgate
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly one-half of Lot No. 33 on the Map of Bush Spain's Subdivision of part of the Stull Lands, of record in Book 161, page 129, RODC, Tennessee. Said part of Lot No. 33 fronts 50 feet on the southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.
Being the same property conveyed to Virgil Ray Mercer and wife, Nora C. Mercer by deed from Fred C. Young and wife, Irene N. Young of record in book 2084, page 269, RODC, Tennessee.

Easement for sewer as set out in an instrument of record in Book 1260, page 546, RODC, Tennessee.

Said Nora C. Mercer now deceased.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elizabeth Colgate
her heirs and assigns, forever.

And I do covenant with the said Elizabeth Colgate
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, Virgil Ray Mercer
do further covenant and bind my self, my heirs and representatives, to warrant and forever defend the title to the said land to the said Elizabeth Colgate
her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17th day of May, 1960

Virgil Ray Mercer

E. MOORE

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