BK 3099

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TEN AND - - - - - - - - - - - - - - - -
00/100 ($10.00) - DOLLARS
cash in hand paid by Ernest H. Schroeder and wife, Daisy Katherine Schroeder, and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption of the present unpaid balance due and owing on a Deed of Trust in the original principal sum of $8,000.00 to Kimbrough-Phillips Company, of record in Book 1769, page 207, Register's Office of Davidson County, Tennessee;

We, B. D. ELLIS and wife, EMMA D. ELLIS,
have bargained and sold, and by these presents do transfer and convey unto the said ERNEST H. SCHROEDER and wife, DAISY KATHERINE SCHROEDER, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 7 on the Map of Part I, Hanley Subdivision, of record in Book 1424, page 33, Register's Office for Davidson County, Tennessee.

Said Lot fronts 80.73 feet on the east side of Riverside Drive and runs back between lines 168.25 feet on the north line and 166.2 feet on the south line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to B. D. Ellis and wife, Emma D. Ellis, by deed from John B. Hannon and wife, of record in Book 2023, page 117, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest H. Schroeder and wife, Daisy Katherine Schroeder, their heirs and assigns, forever.

And we do covenant with the said Ernest H. Schroeder, et ux, Daisy Katherine Schroeder 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 as hereinabove stated.

And we, B. D. Ellis and wife, Emma D. Ellis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ernest H. Schroeder, et ux, Daisy Katherine Schroeder, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of June, 1960

B D Ellis

Emma D. Ellis

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