K 3099

WARRANTY DEED TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS, cash in hand paid to the seller by the purchaser* the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 1793, page 485; Book 1793, page 505, Register's Office for Davidson County, Tennessee.

* And other good and valuable consideration.

Roy T. Anderson, Sr. and wife, Gladys C. Anderson

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Bernard H. Ryan and wife, Mary L. Ryan

hereinafter called the Buyer, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.

SAID Lot No. 20 fronts 60 feet on the north side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Roy T. Anderson, Sr., and wife, Gladys S. Anderson, by deed from James A. Pond and wife, Viola C. Pond, of record in Book 2548, page 229, Register's Office for Davidson County, Tennessee.

Gladys C. Anderson and Gladys S. Anderson are one and the same person.

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for 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 Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hand s this 28 day of June, 1960

Roy T. Anderson Sr.

Gladis C. Anderson

STATE OF TENNESSEE Alabama
COUNTY OF DAVIDSON Lashon Anderson a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy T. Anderson Sr. and Gladis C. Anderson the bargainor(s), 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 Anniston, Alabama, this, the 25 day of July, 1960.

My commission expires: Oct. 3. 1966

Notary Public

Push well but or

WARRANTY DEED
From 92613
Roy T. Anderson, etux
To RUSH
Bernard H. Ryan et ux
3:30

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day
of Aug. A.D. 1960 2:47 P.M.
Recorded in Book 2572 Page 557
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By

PG 201