BK 3133

Book 3133 Page 585

...AMERICA

...OF AMERICA
NEW YORK
IC 89815
COLLECTION DEPT.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND($2000.00)DOLLARS, cash in hand paid by Audrey L. Heitlinger, the receipt of which is hereby acknowledged by the undersigned, we, Maria de Jesus Rivas, Maria del Carmen Rivas, Maria Guadalupe Rivas, Inocencio Rivas and Luis Rivas, the said undersigned, have bargained and sold and do hereby transfer and convey unto Audrey L. Heitlinger, her heirs and assigns, certain property in Davidson County, Tennessee, and being part of lot No. C-4, and all of lots Nos. C.-5 and C-6 on the Map of the W.L. Hailey Subdivision of the Tamble Property, as of record in book 974, page 31, of the Register's Office for said county, and described as follows:

Beginning at a point in the center of Homestead Road, being the northwest corner of the .659 acre tract sold by Teodoro Rivas to Mrs. Annie T. Hall, et al by deed of record in book 1272, page 64 said Register's Office; thence with the said Hall, et al, westerly line southerly 196.5 feet and continuing with the Anderson westerly line southerly 209 feet, more or less, to a point in the southerly margin of lot No. C-4; thence westerly along the southerly margin of lots Nos. C-4, C-5 and C-6 772.7 feet to the southwest corner of lot No. C-6; thence along the west margin of lot No. C-6 northerly 304 feet to the center line of Homestead Road; thence with the center line of said road easterly 774.1 feet to the point of beginning.

Being part of the same property conveyed to Teodoro Rivas by deed from W. L. Hailey et ux of record in book 1055, page 69, said Register's Office, add being all of the property descfibed in said deed with the exception of part of lot No. C-4 conveyed to Mrs. Annie T. Hall, et al, as aforesaid and conveyed by said Rivas to said Anderson by deed of record in book 1338, page 646 said Register's Office, to which deeds reference is here made for a more particular description of the land herein conveyed.

TO HAVE AND TO HOLD said realestate, with the appurtenances, estate, title and interest thereto belonging to the said Audrey L. Heitlinger, her heirs and assigns forever.

The undersigned covenant that the said Teodoro Rivas is dead and that they as his nieces and nephews are his sole heirs at law, the said Teodoro Rivas at the time of his death being unmarried, without living issue, his father and mother having predeceased him, and he not being survived by any brother or sister or the issue of any brother or sister, other than the undersigned who are all of adult age and sui juris. The said Teodoro Rivas having died intestate in Davidson County, Tennessee.

And the said undersigned covenant that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered; and they further covenant and bind themselves, their heirs and representatives, to warrant and defend the title to said land to the said Audrey L. Heitlinger, her heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned have signed their names hereto on this the 15 Th. day of July 1960.

Inocencio Rivas

Maria de Jesus Rivas

Luis Rivas

Maria del Carmen Rivas

Maria Guadalupe Rivas



MEXICO
STATE OF JALISCO

Personally appeared before me JUAN AVIÑA LOPEZ, a notary public in and for the country and state, aforesaid, the within named Maria de Jesus Rivas, Maria del Carmen Rivas, Maria Guadalupe Rivas, Inocencio Rivas and Luis Rivas, the within named bargainors, 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 office in Guadalajara, State of Jalisco, Mexico, this the 22 day of September, 1960.

Notary Public.
Lic. Juan Aviña Lopez.

My comm. expires: For life.

BK 3133 PG 585