BK 3159

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 in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joseph H. Rutherford and wife, Mary Call Rutherford,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Joseph M. Harrigan and wife, Anna Marie Harrigan their heirs 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. 1 on the Plan of a resubdivision of a part of Lots Nos. 85 and 86 on the Plan of Lockeland as of record in Book 2854, page 77, Register's Office for said County, described as follows:

Beginning at a point on the northerly terminus of North 18th Street at the southwest corner of Lot No. 2 on said plan; thence with the line between said lots northwestwardly 117.35 feet; thence north 82° 40' west 22 feet; thence south 6° 30' west 162.83 feet; thence south 83° 30' east 37.92 feet to the westerly terminus of said Street; thence with same north eastwardly 64.47 feet to the beginning.

Being part of the real property conveyed to Joseph H. Rutherford and wife, Mary Call Rutherford, by deed from Ethel Dale Taylor, dated March 14, 1959, filed March 24, 1959, and recorded in Book 2882, page 127, said Register's Office and acquired by said grantees by reason of closing of North 18th Street.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph M. Harrigan and wife, Anna Marie Harrigan their heirs and assigns, forever.

And we do covenant with the said Joseph M. Harrigan and wife, Anna Marie Harrigan, 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.

And we, Joseph H. Rutherford and wife, Mary Call Rutherford do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph M. Harrigan and wife, Anna Marie Harrigan, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of November, 19 60

Joseph H Rutherford

Mary Call Rutherford

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