K 3182

WARRANTY DEED

For and in consideration of the sum of EIGHT THOUSAND, FIVE HUNDRED AND 00/100 ($8,500.00)---------- *DOLLARS* cash in hand to us paid by Delia Gebhardt, the receipt of which is hereby acknowledged, and the agreement that we may, without having to pay rent, continue to occupy the premises for thirty (30) days from and after the date hereof,

we, Carl Richardson and wife, Margie Lee Richardson,

have bargained and sold, and by these presents do transfer and convey unto the said Delia Gebhardt, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 10 and 11 on the Plan of Paynes Additions to Edgefield, as of record in Book 21, page 70, Register's Office for said County, and described as follows: BEGINNING at a point in the northerly margin of Woodland Street, at the common corner of Lots Nos. 10 and 11; thence northerly 173 feet more or less to a point in the southerly margin of an alley, which point is 20 feet east of the common corner of Lots Nos. 10 and 11; thence with the southerly margin of said alley, westerly 50 feet to a point; thence southerly 173 feet more or less to a point in the northerly margin of Woodland Street, the common corner of Lots Nos. 11 and 12; thence with the northerly margin of said Woodland Street, easterly 50 feet to the point of beginning.

Being the same property conveyed to Carl Richardson and wife, Margie Lee Richardson, by deed from W. R. Nelms and wife, as of record in Book 1314, page 230, 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 Delia Gebhardt, her *heirs and assigns, forever.*

And we *do covenant with the said* Delia Gebhardt *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 by taxes for the year 1961, assumed by her.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Delia Gebhardt, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 16th *day of* February, 1961. ~~*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*~~

Carl Richardson

Margie Lee Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me O B Hofstetter, *a Notary Public in and for said County and State,* Carl Richardson and wife, Margie Lee Richardson,

the within named bargainor , *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 Nashville, *Tennessee* *this* 16th *day of* February, *19* 61.

O B Hofstetter *Notary Public*

My Commission expires July 18, 1961.

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