K 3183

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------($5.00)----------
----------FIVE----------DOLLARS

cash in hand paid by Carl Richardson and wife, Margie L. Richardson, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Alfred Schimke and wife, LaFrance Schmitt Schimke,

have bargained and sold, and by these presents do transfer and convey unto the said Carl Richardson and wife, Margie L. Richardson, 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 part of Lot No. 52 on the Plan of Brownsville, as of record in Book 21, page 9, R.O.D.C., described as follows:

Beginning in the center of Rosebank Avenue, formerly Division Street, at a point 189.75 feet east of the center line of Johnson Street; thence with said Avenue eastwardly 65.0 feet to a point, 55.0 feet west of the southwest corner of the property conveyed to George Stegall and wife, by deed from H. E. LeGraff and wife, of record in Book 1274, page 54, R.O.D.C.; thence in a northerly direction 182.0 feet to a point; thence westwardly 65.0 feet; thence southwardly 182.0 feet to the point of beginning.

Being part of the property conveyed to Alfred Schimke and wife, LaFrance Schmitt Schimke, by deed from E. J. W. Schmitt and wife, Madeline Louise Schmitt, of record in Book 1907, page 382, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl Richardson and wife, Margie L. Richardson, their heirs and assigns, forever.

And we do covenant with the said Carl Richardson and wife, Margie L. Richardson 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, Alfred Schimke and wife, LaFrance Schmitt Schimke, do further covenant and bind ~~ourselves, our~~ heirs and representatives, to warrant and forever defend the title to the said land to the said Carl Richardson and wife, Margie L. Richardson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of February, 1961.

Alfred Schimke

LaFrance Schmitt Schimke

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