K 3220

WARRANTY DEED

For and in consideration of the sum of - - - TEN & no/100 - - - - - ($10.00) - - - - *DOLLARS* cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, WILLIAM THOMAS LADD, with the express intention to create an estate by the entireties with my wife, BETTY ANN HEAD LADD, as provided in Section 64-109, Tennessee Code Annctated, in the hereinafter described property,

have bargained and sold, and by these presents do transfer and convey unto the said my wife, BETTY ANN HEAD LADD, her heirs and assigns, a one-half undivided interest in and to *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 565 on the Map of Cloverhill, Section No. VIII, as of record in Book 2331, pages 10 and 11, Register's Office for said County.

Said Lot No. 565 fronts 62 feet on the north side of Cloverwood Drive and runs back between lines, 212.4 feet on the east line and 237.9 feet on the west line to a dead line in the rear measuring 96 feet thereon.

Being part of the property conveyed to Dan Zeitlin and Harry Zeitlin, doing business as D. & H. Construction Company, by deed from J. R. Coarsey, Trustee, of record in Book 2345, page 621, said Register's Office, and also being the same property conveyed to William Thomas Ladd by deed from Dan Zeitlin and Harry Zeitlin, of record in Book 2490, page 429, said Register's Office.

one-half undivided interest in said

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BETTY ANN HEAD LADD, her *heirs and assigns, forever.*

And I *do covenant with the said* BETTY ANN HEAD LADD *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by Deed of Trust of record in Book 2479, page 97, said Register's Office, and restrictions and easements of record.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* BETTY ANN HEAD LADD, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 20 *day of* April, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Thomas Ladd
William Thomas Ladd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dean Cliburn, *a Notary Public in and for said County and State,* William Thomas Ladd

the within named bargainor , with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee,*
this 20 *day of* April, 19 61.

Dean Cliburn *Notary Public*

DEAN CLIBURN NOTARY PUBLIC DAVIDSON CO. TENN.

DEAN CLIBURN-NOTARY
My Commission Expires Jan. 29, 1962

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