K 3222

WARRANTY DEED

For and in consideration of the sum of - - - - - - - TEN AND NO/100 - ($10.00) - *DOLLARS* cash in hand paid by OWEN L. DANIEL AND WIFE, LORENE T. DANIEL, and other good valuable considerations, the receipt of all of which is hereby acknowledged,

we, SAMUEL G. THOMPSON, JR., AND WIFE, KATHERINE T. THOMPSON

have bargained and sold, and by these presents do transfer and convey unto the said OWEN L. DANIEL AND WIFE, LORENE T. DANIEL

their *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 the westerly 20 feet of Lot No. 135 and the easterly 41 feet 8 inches of Lot No. 136 on the Map of Riverside Drive Subdivision, of record in Book 97, pages 60 and 61, Register's Office for said County.

Said parts of said lots adjoin and front together 61 feet 8 inches on the south side of Marsden Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Samuel G. Thompson, Jr., and wife, Katherine T. Thompson, by deed from Lottie P. Quarles, unmarried, of record in Book 2489, page 237, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1115, page 74; and conditions on the plan of record in Book 97, pages 60 and 61, 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 OWEN L. DANIEL AND WIFE, LORENE T. DANIEL their *heirs and assigns, forever.*

And we *do covenant with the said* OWEN L. DANIEL AND WIFE, LORENE T. DANIEL *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 which have been prorated and are hereby assumed by the grantee.

And we, SAMUEL G. THOMPSON, JR., AND WIFE, KATHERINE T. THOMPSON *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* OWEN L. DANIEL AND WIFE, LORENE T. DANIEL their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 5th *day of* May, *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.*

Samuel G. Thompson Jr. — Katherine T. Thompson

(Samuel G. Thompson, Jr.) (Katherine T. Thompson)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MADISON

Personally appeared before me, Charles R. Brendle, *a Notary Public in and for said County and State,* SAMUEL G. THOMPSON, JR., AND WIFE, KATHERINE T. THOMPSON

*the within named bargainor*s *, 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 Jackson, *Tennessee, this* 5 *day of* May, *19* 61.

Charles R. Brendle *Notary Public*

CHARLES R. BRENDLE NOTARY PUBLIC MADISON COUNTY

Commission expires My Commission Expires June 19, 1963

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