BK 3224

APPROVED AS TO LEGALITY ON
THIS 25 DAY OF May 1961
BY Ward DeWitt Jr.

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 paid by William H. Mann and Wife, Ruth H. Mann, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Lucile E. Blue

have bargained and sold, and by these presents do transfer and convey unto the said William H. Mann and Wife, Ruth H. Mann

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. 22 on the Map of Ensworth Plan of Lots, as of record in Book 161, Pages 136 and 137, Register's Office for Davidson County, Tennessee, and being known as the easterly part of Lot No. 6 and the easterly part of the north 10 feet of Lot No. 5 on the unrecorded Subdivision known as Lynbrook Place, and described as follows:

Beginning in the west margin of Lynbrook Road, at a point 10 feet south of the common corner of Lots 5 and 6; thence with said Road, North 0° 45' East 91.03 feet to a monument; thence around a curve, in a northwesterly direction 31.36 feet to the south margin of Oaklawn Avenue; thence with said Avenue, westerly 211.52 feet to a point; thence leaving said Road, South 0° 45' West 122.12 feet to a point; thence South 89° 15' East 230.17 feet to the point of beginning.

Being the same property conveyed to Willard H. Blue and Wife, Lucile E. Blue, by deed from R. D. Perry and Wife, as of record in Book 2155, Page 435, Register's Office for Davidson County, Tennessee, and the said Willard H. Blue having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Mann and Wife, Ruth H. Mann their heirs and assigns, forever.

And I do covenant with the said William H. Mann and Wife, Ruth H. Mann 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., excet 1961 Taxes which have been pro-rated and Purchaser will pay when due.

And I, Lucile E. Blue do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William H. Mann and Wife, Ruth H. Mann, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th day of May, 19 61

Lucile E. Blue

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