BK 3224

WARRANTY DEED

For and in consideration of the sum of TEN and no/100 ($10.00). . . . . .
. . . . . *DOLLARS*

to me paid by Etta E. Bess, and other good and valuable considerations, the receipt of which is hereby acknowledged

I, SAM B. BESS

have bargained and sold, and by these presents do transfer and convey unto the said ETTA E. BESS, her heirs and assigns, all of my right, title and interest in and to ~~his and assigns~~, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

BEING the southwesterly part of Lot No. 31 on the Map of Hailey's subdivision of Part of Block 5 C. T. Sheegog's subdivision at Bordeaux as of record in Book 547, page 155, Register's Office for said County.
Said part of said lot fronts 65 feet on the southwesterly side of River Drive and runs back between lines 177 feet more or less on the northerly line and 180 feet on the southerly line along the northerly margin of Doak Avenue to a dead line in the rear, measuring 65 feet thereon.
BEING the same property conveyed to Sam B. Bess, and wife, Etta E. Bess by deed from Luther V. Key, Jr., and wife, Patsy Jean Key, as of record in Book 2028, page 359, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ETTA E. BESS, her
heirs and assigns, forever.

And I *do covenant with the said* ETTA E. BESS
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.*

And I, SAM B. BESS
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* ETTA E. BESS, her
heirs and assigns against the lawful claims of all persons, whomsoever.
Witness my *hand this* 24 *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.*

Sam B. Bess
Sam B. Bess

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me [redacted] Mary J. Eeles, *a Notary Public in and for said County and State,* Sam B. Bess

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
this 24 *day of* May, 19 61

Mary J. Eeles *Notary Public*

Commission expires 7-28-62.

BK 533