BK 3225

WARRANTY DEED

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -
TEN AND NO/100- *DOLLARS*

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged,

We, H. W. Lepley and wife, Evelyn Lepley,

have bargained and sold, and by these presents do transfer and convey unto the said James Calvin Reynolds and wife, Elsie Maud Reynolds, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 7, 8, 9 and the easterly 40 feet of lot No. 10 of Block 19 on the Plan of Sylvan Park, as of record in book 332, page 104, Register's Office for said County.
Said Lots Nos. 7, 8, 9 and part of Lot No. 10 front together 200 feet on the northerly side of Colorado Avenue and extend back between parallel lines, with the westerly margin of 47th Avenue North, 160 feet to an alley.
Being part of the real property conveyed to H. W. Lepley and wife, Evelyn Lepley, by deed from R. E. Lepley and wife, dated May 12, 1936, filed February 25, 1937, and recorded in book 1020, page 262, said Register's Office.

This conveyance is made subject to a sewer line crossing premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Calvin Reynolds and wife, Elsie Maud Reynolds, their *heirs and assigns, forever.*

And we *do covenant with the said* James Calvin Reynolds and wife, Elsie Maud Reynolds, *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, H. W. Lepley and wife, Evelyn Lepley, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Calvin Reynolds and wife, Elsie Maud Reynolds, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 24th *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.*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harriet A. George, *a Notary Public for and for said County and State,* H. W. Lepley and wife, Evelyn Lepley,

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 Nashville, Tennessee
this 24th *day of* May, *19* 61.

Harriet A. George *Notary Public*

Commission expires 6-2-62

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