BK 3225

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - $10.00 - Ten and no/100 - - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by D. R. W. Shupe and wife, Betty V. Shupe, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictions recorded prior to Feb. 15, 1950, in Book 1725, page 201, Register's Office for Davidson County, Tennessee.

We, Walter J. Tretschel and wife, E--a Lee Tretschel have bargained and sold, and by these presents do transfer and convey unto the said D. R. W. Shupe and wife, Betty V. Shupe 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 Lot No. 15 on the unrecorded plan of George C. Nolen's Subdivision of a 10-Acre tract, shown on a survey made by Erle Drake, County Surveyor, May 30, 1935, and described as follows:
Beginning at a point in the easterly margin of Camelia Place, formerly Newton Avenue, at the common corner of Lots 14 and 15; thence easterly along the line between said lots 220 feet to a point; thence South 6 3/4° east 100 feet to the corner of Lots 15 and 16; thence westerly with the line between said lots, 220 feet to the easterly margin of Camelia Place; thence with the margin of the same, northerly 100 feet to the beginning.
Being the same property conveyed to Walter J. Tretschel and wife, Emma Lee Tretschel, by deed from R. C. Beasley and wife, as of record in Book 1911, page 301, 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 D. R. W. Shupe and wife, Betty V. Shupe heirs and assigns, forever.

And we do covenant with the said D. R. W. Shupe and wife, Betty V. Shupe 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., with exception of 1961 Taxes which are prorated and assumed by Grantees.

And we, Walter J. Tretschel and wife, Emma Lee Tretschel do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said D. R. W. Shupe and wife, Betty V. Shupe their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands, this 30th day of May, 1961

Walter J. Tretschel (signature)
Walter J. Tretschel

Emma Lee Tretschel (signature)
Emma Lee Tretschel

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Walter J. Tretschel and wife, Emma Lee Tretschel the bargainors, 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 office, this 30th day of May, 1961

Commission expires April 26, 1965

Phillip E. Cole (signature)
Notary Public

PG 615