K 3247

WARRANTY DEED

For and in consideration of the sum of TWELVE HUNDRED AND 00/100 ($1200.00)------
----------*DOLLARS*
cash in hand to me paid by James Rivers and wife, Mary Rivers, the receipt of which is hereby acknowledged, I, Lena Rivers Williams, only heir of Eddie Rivers and granddaughter of Champ Rivers,

_____*have bargained and sold, and by these presents do transfer and convey unto the said* James Rivers and wife, Mary Baines Rivers, their
all my right, title and interest in and to
_____*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 Lots Nos. 1, 2, 3, 4, 5 and the west 10 feet of Lot No. 6 on the Map of Monticello, as of record in Book 57, page 138, Register's Office for said County.

Said lots and part of said lots adjoin and front together 160 feet on the north side of Shakespear Avenue, and run back between lines, 100 feet more or less on the east line of part of Lot No. 6 and 112 feet 2 inches more or less on the west line of Lot No. 1 along the east margin of a road or lane, to an alley in the rear, on which they measure 211 feet more or less.

Being the same property conveyed to Champ Rivers from Melvin Vinnie Arbuckle and others by deed dated March 23, 1908, and of record in Book 362, page 430, said Register's Office. Said Champ Rivers has since died intestate in and a resident of Davidson County, Tennessee, and grantor and grantees are his only heirs at law.

To have and to hold the said interest in *said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* James Rivers and wife, Mary Baines Rivers, their
_____*heirs and assigns, forever.*

And I _____*do covenant with the said* James Rivers and wife, Mary Baines Rivers, an undivided interest in
_____*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,* except by taxes.

And I
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* interest in said James Rivers and Mary Baines Rivers,
their _____*heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness my *hand this* 5th *day of* June, *1961*, ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Lena Williams
Lena Rivers Williams

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ MONTGOMERY

Personally appeared before me, Thomas J. Brown, *a Notary Public in and for said County and State,* Lena Rivers Williams,

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at MONTGOMERY COUNTY, OHIO,
this 5th *day of* June, *19*61.

THOMAS J. BROWN, Notary Public
In and for Montgomery County, Ohio
Commission expires ~~My Commission Expires Jan. 20, 1962~~

Thomas J Brown *Notary Public*

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