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WARRANTY DEED

For and in consideration of the sum of ($10.00) -
TEN AND NO/100 - *DOLLARS*
cash in hand paid by LeRoy Wade and wife, Ruby Wade, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Thomas R. Shipp and wife, Lora Alvora Shipp

have bargained and sold, and by these presents do transfer and convey unto the said LeRoy Wade and wife, Ruby Wade

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

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey dated June 10, 1961, made by E. L. Miller, Jr., and Co., Surveyor, as follows:

BEGINNING at an iron pin in the north margin of Jordon Drive, said iron pin being 335.0 feet east from the center line of Ashland City Pike, also known as Hydes Ferry Pike; thence south 61 degrees 00 minutes west 68 feet to an iron pin; thence north 32 degrees 00 minutes west 247.0 feet to an iron pin; thence north 53 degrees 30 minutes east 97.5 feet to an iron pin; thence south 25 degrees 30 minutes east 260.8 feet to the point of beginning.

Being part of the same property conveyed to Thomas R. Shipp and wife, Lora Alvora Shipp by deed from Charles M. Brown and wife, Shirley Ledbetter Brown, of record in Book 2346, page 125, 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 LeRoy Wade and wife, Ruby Wade, their *heirs and assigns, forever.*

And we *do covenant with the said* LeRoy Wade and wife, Ruby Wade *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 Thomas R. Shipp and wife, Lora Alvora Shipp *do further covenant and bind* ourselves & our *heirs and representatives, to warrant and forever defend the title to the said land to the said* LeRoy Wade and wife, Ruby Wade their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 7th *day of* July, 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.*

Thomas R. Shipp

Lora Alvora Shipp

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *, a Notary Public in and for said County and State,* Thomas R. Shipp and wife, Lora Alvora Shipp

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

Witness my hand and official seal at office in Nashville *Tennessee, this* 7th *day of* July, 1961.

[illegible] *Notary Public*

Commission expires 10/21/63

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