BK 3279

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - ($10.00) - - - - - - - - -

Ten and No/100 - DOLLARS

Cash in hand paid by Catherine L. Rhodes, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, Louie Aguayo Ariaz and wife, Doris G. Ariaz,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Catherine L. Rhodes, as her sole and separate estate, free from the claims of any present or future husband she may have, _____ her _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 216 on the Plan of Primrose Acres, Section III, of record in Book 2900, page 71 Register's Office for said County.

Said Lot No. 216 fronts 80 feet on the northeasterly side of Hamblen Drive and extends back 300.9 feet on the southeasterly line and 346.7 feet on the northwesterly line to a dead line, measuring 93 feet thereon.

Being the same property conveyed to Louie Aguayo Ariaz and wife, Doris G. Ariaz, by deed from Gaines & Gregory Construction Company, Inc., of record in Book 3165, page 237, 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 Catherine L. Rhodes, as her sole and separate estate, free from the claims of any present or future husband _____ her _____ heirs and assigns, forever. ~~she may have,~~

And we do covenant with the said Catherine L. Rhodes, as aforesaid, _____ 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, except for lien of record in Book 3176, page 241, R.O.D.C., Tenn., on which there is a present balance due of $12,547.04, which the grantee assumes and agrees to pay. And we, Louie Aguayo Ariaz and wife, Doris G. Ariaz, _____ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Catherine L. Rhodes, as aforesaid, _____ her _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of August, 19 61.

_____ Louie Aguayo Ariaz

_____ Doris G. Ariaz

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