BK 3284

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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

TEN & NO/100 - **DOLLARS**

Cash in hand paid by Josef Rysan and wife, Helen D. Rysan, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, Ann S. Pilsk and husband, Abe Pilsk,

have bargained and sold, and by these presents do transfer and convey unto the said JOSEF RYSAN AND WIFE, HELEN D. RYSAN,

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. 33 on the Map of Walnut Grove Subdivision, of record in Book 974, page 2, Register's Office for said County, and also known as parts of Lots Nos. 95 and 96 of Royal Oaks Land Company's Subdivision, as of record in Book 421, pages 102 and 103, said Register's Office.

Said Lot No. 33 fronts 145 feet on the easterly side of Walnut Drive and runs back between lines, 211 feet on the north line and 210 feet on the south line, along the northerly margin of Abbott-Martin Road, to a dead line in the rear on which it measures 214.5 feet.

Being part of the property conveyed to Ann S. Pilsk by deed from Abe Pilsk, of record in Book 2245, page 141, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Josef Rysan and wife, Helen D. Rysan, their **heirs and assigns, forever.**

And we **do covenant with the said** Josef Rysan and wife, Helen D. Rysan, **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, Ann S. Pilsk and husband, Abe Pilsk, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Josef Rysan and wife, Helen D. Rysan, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 6th **day of** October, **19** 61

Ann S. Pilsk

Abe Pilsk

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [signature], **a Notary Public in and for said County and State, the within named** Ann S. Pilsk and husband Abe Pilsk,

the **bargainor**, **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 6th **day of** October, **19** 61

Commission expires FEB. 4, 1964

[signature]
Notary Public

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