BK 3284

For and in consideration of the sum of TEN AND 00/100 ($10.00)----------
----------DOLLARS
cash in hand to us paid by Virginia S. Ward, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption by the said Virginia S. Ward of the payment of the balance of $1,326.58 of our note, payable to, and held by, the Nashville Bank and Trust Company, and the assumption of an additional loan from the Nashville Bank & Trust Co., Acct. No. 21123, in the present amount of $357.50,

we, Luther B. Ray and wife, Addie A. Ray,
have bargained and sold, and by these presents do transfer and convey unto the said
Virginia S. Ward, her
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 the west part of Lot No. 3 on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.
Said part of said lot fronts 75 feet on the south side of Kirkland Avenue and extends back 203.5 feet on the easterly line and 236 feet on the westerly line to a dead line in the rear on which it measures 177 feet.
Being the same property conveyed to Luther B. Ray and wife, Addie A. Ray, by two deeds from Edward M. Williams and wife, of record in Book 2534, page 335, and in Book 2596, page 73, both in 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 Virginia S. Ward, her
heirs and assigns, forever.

And we *do covenant with the said* Virginia S. Ward
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 by deed of trust to Albert S. Thomas, Trustee, of record in Book 2515, page 236, said Register's Office, and by taxes for year 1961 which are prorated and assumed by grantee.

And we, Luther B. Ray and wife, Addie A. Ray,
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Virginia S. Ward, her
heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our *hand* s *this* 9th *day of* October *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.*

Luther B Ray
Addie A Ray

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O B Hofstetter *a Notary Public in and for said County and State,* Luther B. Ray and wife, Addie A. Ray,

the within named bargainor s, *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 Nashville, *Tennessee*
this 9th *day of* October *19* 61

Commission expires July 20 1965 O B Hofstetter *Notary Public*

62177

WARRANTY DEED
FROM
LUTHER B. RAY, ET UX
TO
VIRGINIA S. WARD

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of OCT A.D. 1961 at 9:55 o'clock A.M.
Noted in Book 3284 Page 219
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Em Bowman D.R.

Guaranty Title Company
A Division of
Kansas City Title Insurance
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE
HOFSTETTER & HOFSTETTER, ATTYS

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