BK 3309

WARRANTY DEED

For and in consideration of the sum of ---TEN THOUSAND AND 00/100 ($10,000.00) DOLLARS, of which sum FIVE THOUSAND AND 00/100 ($5,000.00) DOLLARS has XXXXXXX been paid to me in cash and for the balance the grantees herein have assumed and agreed to pay a first mortgage loan of FIVE THOUSAND AND 00/100 ($5,000.00) DOLLARS, secured by deed of trust from me to George W. Pickens, Trustee, I, Mai W. Tune, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said James D. Byzet and wife, Bessie Mae Byzet, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being part of Lot No. 68 on the Waverly Land Company's Plan of Lots, called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County, described according to a plan made August 10, 1918, by W. B. Southgate, as follows:

Beginning on the westerly margin of Elliott, formerly Kirkman Avenue, being the southeast corner of a lot owned by Mrs. Lena Myers, et al; thence with the south line of Myers' lot southwesterly 148 feet, 6 inches to a point on the easterly margin of an alley, being the southwest corner of the Myers' lot; thence with the easterly margin of said alley south 45 feet to a point; thence in a straight line northeasterly 198 feet to the westerly margin of Elliott Avenue; thence with the westerly margin of said Avenue 64 feet, 6 inches to the beginning.

Being the same property conveyed to Mai W. Tune, by deed from J. L. Wyatt, Et Ux, dated March 27, 1953, and of record in Book 2140 Page 135, 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 James D. Byzet and wife, Bessie Mae Byzet, their *heirs and assigns, forever.*

And I *do covenant with the said* James D. Byzet and wife, Bessie Mae Byzet, *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 as above stated.

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* James D. Byzet and wife, Bessie Mae Byzet, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 6th *day of* November, *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.*

Mai W. Tune.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kathryn Zaino, *a Notary Public in and for said County and State,* Mai W. Tune, a widow,

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 Nashville, *Tennessee,*
this the 6th *day of* November, *1961.*

Kathryn Zaino, *Notary Public*

My Commission Expires May 5, 1964.

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