K 3312

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of _____

--Ten Dollars and No/00---------- DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, James T. Riddle

_____ have bargained and sold, and by these presents do transfer and convey unto the said Rebecca Boyer Riddle all my right, title and interest in and to her 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. 2 and the easterly part of Lot No. 3 on the Map of Bransford Realty Company's Subdivision of Part of Lot No. 10 West Meade Subdivision, of record in Book 547, page 142, Register's Office for said County, being the same property conveyed by Deed of Frank F. Herndon and wife, Zelma L. Herndon to James T. Riddle and wife, Rebecca B. Riddle dated June 3, 1948; filed for record June 5, 1948, in Book 1627, page 95, Register's Office for Davidson County, Tennessee.

I, Rebecca B. Riddle, join in this conveyance, for the purpose of subjecting thereto all my right, title and interest in said property.

This conveyance shall vest in the grantee, Rebecca B. Riddle, fee simple title as her sole and separate property with full power in her without joinder of her husband to convey, mortgage and otherwise deal with said property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rebecca Boyer Riddle her heirs and assigns, forever.

And I do covenant with the said Rebecca Boyer Riddle 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.

And I, James T. Riddle do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Rebecca Boyer Riddle her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of June, 1961

James T. Riddle

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