K 3313

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100's----------

----------DOLLARS

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

JAMES A. SMITH and wife, JOSEPHINE K. SMITH

WE, / have bargained and sold, and by these presents do transfer and convey unto the said H. T. RIPPY and wife, SHIRLEY W. RIPPY

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. 51 on the Plan of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 76.79 feet on the southerly side of Andrew Place and extends back 186.51 feet on the westerly line and 185.09 feet on the easterly line to a broken line in the rear, measuring 115 feet thereon.

Being the same property conveyed to James A. Smith and wife, Josephine K. Smith, by deed from F. G. Lewis and Fred A. Atkisson, as of record in Book 2332, Page 635, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described 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 H. T. RIPPY and wife SHIRLEY W. RIPPY their heirs and assigns, forever.

And we do covenant with the said H. T. RIPPY and wife SHIRLEY W. RIPPY 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, JAMES A. SMITH and wife, JOSEPHINE K. SMITH do further covenant and bind ourselves; our heirs and representatives, to warrant and forever defend the title to the said land to the said H. T. RIPPY and wife SHIRLEY W. RIPPY; their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of October, 1961

James A. Smith

Josephine K. Smith

PG 37