K 3313

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ($9,230.00) Nine Thousand Two Hundred Thirty and No/100--- DOLLARS cash in hand paid by J. Weaver Welch and wife, Bessie Lee Welch to John L. Welch and wife, Mary Ann Welch, receipt of which is hereby acknowledged and for other good and valuable considerations not herein mentioned we, John L. Welch and wife, Mary Ann Welch do hereby reserve a life estate in the hereinafter described property and reserving said life estate for our respective lives,

_____ have bargained and sold, and by these presents do transfer and convey unto the said J. Weaver Welch and wife, Bessie Lee Welch their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 351 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 351 fronts 157 feet on the west side of Raywood Lane and runs back 225 feet on the north line and 228.7 feet on the south line, to a dead line in the rear on which it measures 157 feet.

Being the same property conveyed to Charles W. Oakley and wife, Marchie C. Oakley, by deed from Melpar Homes, Inc., of record in Book 2700, page 531, said Register's Office.

This conveyance is subject to plan and easements of record in Book 2331, pages 145 and 146, as amended in Book 2702, page 49, and restrictions of record in Book 2598, page 491, 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 J. Weaver Welch and wife, Bessie Lee Welch their heirs and assigns, forever.

And we do covenant with the said J. Weaver Welch and wife, Bessie Lee Welch 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 the life estate reserved as stated above.

And we, John L. Welch and wife, Mary Ann Welch do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Weaver Welch and wife, Bessie Lee Welch their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of December, 1961

John L. Welch

Mary Ann Welch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joseph L. Lackey, a Notary Public in and for said County and State, the within named John L. Welch and wife, Mary Ann Welch the 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 office, this 8th day of December, 1961

Commission expires 11/10/1962

Joseph L. Lackey
Notary Public

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