K 3346

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Caesar E. Urrutia, and wife, Christine M. Urrutia

have bargained and sold, and by these presents do transfer and convey unto the said Edgar L. Blanton and wife, Mary Margaret Blanton

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. 33 on the Map of Springdale Subdivision, as of record in Book 974, page 18, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the westerly side of Inga Street and runs back 142 feet on the northerly line and 147.7 feet on the southerly line to the right of way of the L. & N. R. R. measuring 50.5 feet thereon.

Being the same property conveyed Caesar E. Urrutia, and wife, Christine M. Urrutia, by deed from Milton W. Merry and wife, Maude E. Merry, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance being subject to the existing mortgage of record in Book 2983, page 425, 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 Edgar L. Blanton and wife, Mary Margaret Blanton their heirs and assigns, forever.

And we do covenant with the said Edgar L. Blanton and wife, Mary Margaret Blanton 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 as set out herein.

And We, Caesar E. Urrutia and wife, Christine M. Urrutia do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edgar L. Blanton and wife, Mary Margaret Blanton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 th day of February, 1962

Caesar E. Urrutia

Christine M. Urrutia

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