K 3375

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of --$10.00--
--Ten and No/100-- DOLLARS

And other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Dorris D. Yearwood, and wife, Jenny Yearwood,

have bargained and sold, and by these presents do transfer and convey unto the said Roscoe Delius, Jr., and wife, Virginia Delius,

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. 1 on the Map of Riverside Drive Subdivision, of record in Book 974, pages 60 and 61, Register's office for said county.

Said Lot No. 1 fronts 50 feet on the easterly side of Riverside Drive and runs back between parallel lines 158 feet, more or less, to a dead line.

Being the same property conveyed to Dorris D. Yearwood, and wife, Jenny Yearwood, by deed from Robert V. Young and wife, Edith Marie Young, of record in Book 3177, Page 555, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a deed of Trust as of record in Book 3188, page 471, 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 Roscoe Delius, Jr., and wife, Virginia Delius

Their heirs and assigns, forever.

And We do covenant with the said Roscoe Delius, Jr., and wife Virginia Delius 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 stated. Settlement for the escrow account is included in this conveyance.

And We, Dorris D. Yearwood, and wife, Jenny Yearwood,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roscoe Delius, Jr. & wife, Virginia Delius

Their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 27th day of April, 19 62

Dorris D. Yearwood

Jenny Yearwood

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs D D Martin, a Notary Public in and for said County and State, the within named Dorris D. Yearwood, and wife, Jenny Yearwood,

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 27th day of April, 62

Commission expires My Commission Expires Oct. 28, 1964

Mrs D D Martin
Notary Public

NOTARY PUBLIC DAVIDSON CO.

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