K 3377

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00----------

TEN AND NO/100---------- **DOLLARS**

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of the unpaid balance of a note in the original principal amount of $7,300.00, executed by Douglas E. Ridings and wife, Jean Ladd Ridings to C. H. Briley, Jr., Trustee, secured by Deed of Trust of record in Book 2389, page 35, Register's Office For Davidson County, Tennessee; we, DOUGLAS E. RIDINGS AND WIFE, JEAN LADD RIDINGS, have bargained and sold, and by these presents do transfer and convey unto the said ELTON J. HARTMAN AND WIFE, VINNIE F. HARTMAN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING Lot 40 on the Revised Plan of Section F, Village of Old Hickory, of record in Book 1424, page 131, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Turner Street at the common corner of Lots 39 and 40; thence with the line between said lots easterly 105 feet to a corner of Lot 40; thence with the line between Lots 40 and 41, southerly 119 feet to a point in the northerly margin of 16th Street; thence with the margin of the same, westerly 80 feet to a concrete monument at the beginning of a curve; thence around said curve, in a northwesterly direction 39.3 feet to another concrete monument set in the easterly margin of Turner Street; thence with the margin of the same northerly 94.1 feet to the point of beginning.

BEING the same property conveyed to Douglas E. Ridings and wife, Jean Ladd Ridings, by deed from C. L. Ferrell, George C. Beaver and Gloris A. Dunaway, Trustees of the Temple Baptist Church, of record in Book 2395, page 473, said Register's Office.

This property is being conveyed subject to restrictive covenants and easements of record in Book 1849, page 596, 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 Elton J. Hartman and wife, Vinnie F. Hartman, their heirs and assigns, forever.

And we do covenant with the said Elton J. Hartman and wife, Vinnie F. Hartman, 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 for herein mentioned loan and 1962 taxes, which have been pro-rated and assumed by Grantees.

And we, Douglas E. Ridings and wife, Jean Ladd Ridings, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elton J. Hartman and wife, Vinnie F. Hartman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of May 19 62

Douglas E. Ridings
Douglas E. Ridings

Jean Ladd Ridings
Jean Ladd Ridings

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