BK 3402

PG 119

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and no/100 -- DOLLARS
Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

We, Wiley Lee Hayes and Carlena Hayes have bargained and sold, and by these presents do transfer and convey unto the said C. W. Ryan and wife, Christine Ryan 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. 38 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 38 fronts 50 feet on the westerly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Ronald S. Ligon by deed from Edgar Turrentine and wife, Willomina Turrentine, of record in Book 2749, page 139, said Register's Office.

Being the same property conveyed to Wiley Lee Hayes and Carlena Hayes by Ronald S. Ligon, of record in Book 2877, page 474, 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 C. W. Ryan and wife, Christine Ryan their heirs and assigns, forever.

And we do covenant with the said C. W. Ryan and wife, Christine Ryan 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 a first mortgage note, in the principal amount of $1, thousand, two hundred and ninety-five and 42/100 ($1,295.42) Dollars, said note bearing interest at the rate of 6% per annum.

And we, Wiley Lee Hayes and Carlena Hayes do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. W. Ryan and wife, Christine Ryan, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of June, 1962.

Wiley Lee Hayes

Carlena Hayes