K 3433

WARRANTY DEED

For and in consideration of the sum of Fifteen Thousand Nine Hundred ($15,900.00) dollars paid by John E. Hill and mother, Adena M. Hill. The receipt of which is hereby acknowledged, I, Alice M. Rutherford, formerly Alice M. Chadwell, have bargained and sold, and by these presents do transfer and convey unto the said John E. Hill and mother Adena M. Hill 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 the westerly 60 feet of Lot No. 241 on the Plan of Richland Realty Company's Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County, Said part of Lot No. 241 fronts 60 feet on the northerly side of Central Avenue and runs back between parallel lines with the easterly margin of Craighead Street 200 feet, more or less, to an alley. Being the same property conveyed to John K. Chadwell and wife, Alice M. Chadwell by deed from Lottie Smith, of record in Book 2142, page 119, said Register's Office, the said John K. Chadwell having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John E. Hill and Adena M. Hill their heirs and assigns, forever. And I do covenant with the said John E. Hill and Adena M. Hill that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1962 City, State and County taxes which are prorated as of this date and assumed by the purchasers. And I, Alice M. Rutherford, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said

John E. Hill, and Adena M. Hill their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand ~~TOM~~ TH this 13TH day of September, 1962.

G 519