BK 3465

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------
----------Ten and no/100----------DOLLARS
and other good and valuable considerations, cash in hand paid by Fred W. Ryden and wife, Joanne J. Ryden, the receipt of all of which is hereby acknowledged.

We, Warren A. Seeley and wife, Dorothy S. Seeley
have bargained and sold, and by these presents do transfer and convey unto the said Fred W. Ryden and wife, Joanne J. Ryden
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 easterly 29 feet of Lot No. 154 and the westerly 31 feet of Lot No. 155 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, plan not of record, described according to a survey made by S. R. Sanford, Jr. August 21, 1937, as follows:
Beginning at a point in the southerly margin of Fairfax or Jones Avenue, which point is 596 feet east of the easterly margin of Marlborough Avenue, at its intersection with Fairfax or Jones Avenue; thence southwardly with C. M. Hunt's easterly line 180 feet to a point; thence eastwardly 60 feet to a point; thence northwardly 180 feet to a point in the southerly margin of Fairfax or Jones Avenue; thence westwardly with the southerly margin of Fairfax Avenue or Jones Avenue, 60 feet to the point of beginning.
Being the same property conveyed to Warren A. Seeley and Dorothy S. Seeley, by deed from Stewart McDonald, of Washington, D. C., as Federal Housing Administrator, as of record in Book 1133, page 63, 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 Fred W. Ryden and wife, Joanne J. Ryden
their heirs and assigns, forever.

And we do covenant with the said Fred W. Ryden and wife, Joanne J. Ryden
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.

And we, Warren A. Seeley and wife, Dorothy S. Seeley
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred W. Ryden and wife, Joanne J. Ryden
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of December, 1962

Warren A. Seeley

Dorothy S. Seeley

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