K 3503

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and----------
----------no/100 ($10.00)------DOLLARS

cash in hand paid to us by M. P. Ambs and wife, Dixie Lee Ambs, and other valuable consideration, the receipt of which is hereby acknowledged;

We, Grover C. Lyon and wife, Eddie S. Lyon
have bargained and sold, and by these presents do transfer and convey unto the said M. P. Ambs and wife, Dixie Lee Ambs, 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 "B" on the Map showing Resubdivision of Lots Nos. 90, 91, 92 and 93, on the Plan of Bluefields Subdivision, as of record in book 843, page 34, Register's Office for said County, described according to survey made by Z. J. Wilkinson, Surveyor, April 6, 1940, as follows:

Beginning on the southwesterly margin of Cumberland Circle at the northwest corner of the property conveyed to Martin A. Byrd II and wife by deed from Fred Friedli, Jr. and wife, of record in book 2992, page 266, said Register's Office; thence with said Byrd's western boundary line southwesterly 319 feet; thence northwesterly 150 feet; thence northeasterly 290 feet to the southwesterly margin of Cumberland Circle; thence with the same southeasterly 75 feet to the beginning.

Being the same real property conveyed to G. C. Lyon and wife, Eddie Shearon Lyon, by deed from F. L. Melton and wife, dated February 20, 1948, filed August 7, 1948, and recorded in book 1634, page 173, said Register's Office.

G. C. Lyon and Grover C. Lyon are one and the same person and Eddie Shearon Lyon and Eddie S. Lyon are one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. P. Ambs and wife, Dixie Lee Ambs, their
heirs and assigns, forever.

And we do covenant with the said M. P. Ambs and wife, Dixie Lee Ambs,
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, Grover C. Lyon and wife, Eddie S. Lyon
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said M. P. Ambs and wife, Dixie Lee Ambs,
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of January, 1963

Grover C. Lyon

Eddie S. Lyon

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