K 3503

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 Joe Guiseppi, single, the receipt of all of which is hereby acknowledged.

We, Leo T. Ladd and wife, Etwell S. Ladd have bargained and sold, and by these presents do transfer and convey unto the said Joe Guiseppi, single his 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. 49 on the Map of Part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.
Said Lot No. 49 fronts 50 feet on the west side of 39th Avenue North, and runs back between parallel lines, 160 feet to an alley.
Being the same property conveyed to Leo. T. Ladd and wife, Etwell S. Ladd, by deed from Floyd Bradford and wife, as of record in Book 2480, page 77, 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 Joe Guiseppi, single his heirs and assigns, forever.

And we do covenant with the said Joe Guiseppi, single 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, Leo T. Ladd and wife Etwell S. Ladd do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe Guiseppi, single his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of January, 1963

Leo T. Ladd — Leo T. Ladd

Etwell S. Ladd — Etwell S. Ladd

G 361