K 3504

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00
TEN AND NO/100- DOLLARS

cash in hand paid by Thelma H. Richardson

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Edward H. Richardson,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 5 on the map of a subdivision of Lots Nos. 20, 21, 24 and 25 of Montague Subdivision, as of Record in Book 843, Page 79, Register's Office for said County.
Said Lot No. 5 fronts 94 feet on the Easterly side of Peter Pan Street and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to E. M. Richardson by deed from Burt Francis and wife, et al, of record in Book 1970, Page 295 said Register's Office and by deed of record in Book 3283, Page 365, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of February, 1963

Edward H. Richardson

STATE OF TENNESSEE }
[redacted] COUNTY }
KNOX

Personally appeared before me, Richard R. Ford, a Notary Public in and for said County and State, the within named Edward H. Richardson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Knoxville, Tennessee, this 1st day of February, 1963.

AG 4.00
PROBATE .50
TOTAL $ 4.50

FEB 6 1963
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires Jan. 29, 1964

Richard R. Ford
Notary Public.

TENNESSEE TITLE COMPANY

Mail Rec'd Ford

Warranty Deed

From
EDWARD H. RICHARDSON

To
THELMA H. RICHARDSON

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
Feb 6 1963 AD
at 11:30 o'clock AM
Recording Fee
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