K 3506

WARRANTY DEED NASHVILLE TITLE COMPANY

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

Cash in hand paid by Richard C. Maddux and wife, Jean A. Maddux and other good and valuable consideration the receipt of which is hereby acknowledged.

J. L. Freeland and wife, Dorothy G. Freeland

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard C. Maddux and wife, Jean A. Maddux

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 B. E. Woodard Subdivision of W. J. Tune Land, of record in Book 974, Page 94, Register's Office for said County.

Said Lot No. 21 fronts 100 feet on the northeasterly side of Moss Rose Drive and extends back between parallel lines 411 feet on the northwesterly line and 414 feet on the southeasterly line to the low water mark of the Cumberland River.

Being the same property conveyed to J. L. Freeland by deed from Ben E. Woodard and wife, Kathryn G. Woodard, of record in Book 1676, page 518, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 18th day of February, 19 63

J. L. Freeland

Dorothy G. Freeland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. L. Freeland and wife, Dorothy G. Freeland

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of February, 19 63

James M. Foster
Notary Public

My commission expires: November 17, 1963

49151

WARRANTY DEED

From J. L. Freeland

To Richard C. Maddux and wife, Jean A. Maddux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day
FEB 1963
at 10:15 o'clock A.M.
Noted in Book 20 Pages 7a
Recorded in Book Page
Recording Fee $2.00
Register
Deputy Rec.

PG 541