K 3532

REAU E. FOLK, JR., FORM

WARRANTY DEED TTC 159499

For and in consideration of the sum of TEN AND NO/100 ****** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ALLIE H. STRONG

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM E. RITCHIE and wife, JANELL RITCHIE,

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 the east 50 feet of the we west 150 feet of Block 27, on the Map of Charlotte Park 2nd Addition, Extended, as of record in Book 421, page 10, Register's Office for said County.

Said part of said Block 27 fronts 50 feet on the north side of Nevada Avenue and runs back between parallel lines, parallel to and 150 feet east of the easterly margin of 39th Avenue North, formerly "B" Street, 150 feet to an alley in the rear.

Being the same property conveyed to Allie H. Strong, by deed from Sam Garfinkle and wife, as of record in Book 2046, page 431, 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 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.
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 1st day of April, 1963.

Allie H. Strong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Allie H. Strong, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of April, 1963

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966

56225

WARRANTY DEED
CB&F

From ALLIE H. STRONG

To WILLIAM E. RITCHIE and wife JANELL RITCHIE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 9th day of April A.D. 1963 at 9:16 o'clock A.M.
Recorded in Book 1675 Page 12
Recording Fee $2.00
Register
Deputy Reg.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

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