K 3536

For and in consideration of the sum of

----------TEN AND NO/100----------DOLLARS

cash in hand paid by William M. Tate, Jr. and wife, Mary Ann Tate, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, John K. Breast, Jr. and wife, Winifred Smith Breast,

have bargained and sold, and by these presents do transfer and convey unto the said William M. Tate, Jr. and wife, Mary Ann Tate,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 21 on the Revised Map of Wallace's Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, October 6, 1941, as follows:

Beginning on the westerly margin of Snead Avenue, ~~as a point~~ 100 feet north of the northeast corner of the property conveyed to William A. Lauderdale and wife, by deed from A. K. Head and wife, of record in book 1417, page 270, Register's Office for said County, being the corner of lots Nos. 20 and 21; thence with said Avenue, northwardly 100 feet to the corner of lots Nos. 21 and 22; thence with the line between said two lots, westwardly 213.6 feet to the common corner of lots Nos. 3, 4, 21 and 22; thence with the line between lots Nos. 4 and 21, southwardly 100 feet to the common corner of lots Nos. 4, 5, 20 and 21; thence with the line between lots Nos. 20 and 21, eastwardly 222.6 feet to the beginning.

Being the same real property conveyed to John K. Breast, Jr. and wife, Winifred Smith Breast, by deed from Clarence D. Johnson and wife, of record in book 2636, page 407, 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 said William M. Tate, Jr. and wife, Mary Ann Tate, their heirs and assigns, forever.

And we do covenant with the said William M. Tate, Jr. and wife, Mary Ann Tate, 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, except 1963 taxes which have been prorated and assumed by the purchaser.

And we, John K. Breast, Jr. and wife, Winifred Smith Breast, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William M. Tate, Jr. and wife, Mary Ann Tate, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of April, 1963.

John K. Breast, Jr.

Winifred Smith Breast

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alleen Davidson, a Notary Public in and for said County and State, the within named John K. Breast, Jr. and wife, Winifred Smith Breast, the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of April, 1963.

Commission expires April 25, 1964

Alleen Davidson
Notary Public

15608 Sec. 80091

WARRANTY DEED

FROM

John K. Breast, Jr. and wife,

Winifred Smith Breast

TO

William M. Tate, Jr. and wife,

Mary Ann Tate



PG 463