K 3536

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and No/100 ---------- *DOLLARS*

and other good and valuable considerations, we, James Watson Orange and wife, Jean H. Orange,

have bargained and sold, and by these presents do transfer and convey unto the said Mary Louise Gilbert, a widow

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

Being in the Eleventh Civil District of said County, and being Lots Nos. 185 and 186 in the unrecorded map or plan of Mawakwa Hills, Powwow Addition, Section No. 6, being a subdivision of part of a tract of land containing 41.14 acres, more or less.

Said Lots Nos. 185 and 186 adjoin and front together 100 feet on the easterly side of Ocoee Trail and extend back between parallel lines 150 feet to a dead line and measure 100 feet thereon.

Being the same property conveyed to James Watson Orange by deed from Carl Edward Hannah, dated May 17, 1957, and recorded in Book 2648, Page 495, Register's Office for Davidson County, Tennessee.

We hereby declare that the property is unimproved, and the correct mailing address of the new owner is 130 Oak Street, Madison, 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 Mary Louise Gilbert, a widow, *heirs and assigns, forever.*

And we *do covenant with the said* Mary Louise Gilbert, a widow *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 as to the taxes for the year 1963, which will be pro-rated between the parties.

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* Mary Louise Gilbert, a widow her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 6th *day of* May, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Watson Orange

Jean H. Orange

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard McHenry, *a Notary Public in and for said County and State,* James Watson Orange and wife, Jean H. Orange, the within bargainor, *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 Nashville, *Tennessee, this* 6th *day of* May, *1963.*

Richard McHenry *Notary Public*

Commission Expires May 4 1965

PG 515