K 3537

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $1.00

ONE AND NO/100 DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, RICHARD W. SHEPPARD,

have bargained and sold, and by these presents do transfer and convey unto the said FRED S. RAMSAY

his heirs and assigns, my one-half undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

BEING Lot No. 83 on the Plan of Section "B" Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said County, described as follows:

BEGINNING at a point in the east margin of Jones Street at the corners of Lots 83 and 84; thence with the line between said lots, east 89.2 feet to a corner of Lot 77; thence with the line between Lots 77 and 83, North 62.5 feet to the south margin of 10th Street; thence with the margin of said Street, west 79.2 feet to the beginning of a curve; thence around said curve southwesterly 15.7 feet to the east margin of Jones Street; thence with the margin of the same, South 52 feet to the point of beginning.

BEING the same property conveyed to Fred S. Ramsay and Richard W. Sheppard, by deed from Gilbert M. Brown and wife, Nell Whittenberg Brown, as of record Book 3369, page 331, Register's Office for Davidson County, Tennessee.

Said premises are conveyed subject to a Deed of Trust of record in Book 3019, page 265, Register's Office for Davidson County, Tennessee; and to restrictive covenants and easements of record in Book 1816, page 182, 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 said Fred S. Ramsay his heirs and assigns, forever.

And I do covenant with the said Fred S. Ramsay that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for herein mentioned loan, and 1963 taxes which have been assumed by the Grantee.

And I, Richard W. Sheppard, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Fred S. Ramsay his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of April, 1963

Richard W. Sheppard

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