BK 3570

WARRANTY DEED

For and in consideration of the sum of - - - - - - $2,400.00 - - - - - - - - - - - - - - - - -
- - - Two Thousand, Four Hundred- - - - - - - - - - - - - - DOLLARS ($_____),

cash in hand paid by J.C. PARKER, receipt of which is hereby acknowledged,

we, MIKE WARD and wife VIRGINIA SEITZ WARD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
J. C. PARKER

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:

Being the easterly part of Lot No. 28 on the Plan of Rosedale Subdivision, as of record in Book 547, page 45, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50.3 feet on the westerly side of Grandview Avenue and runs back between parallel lines measuring 151 feet, more or less, on the north line and 159.2 feet, more or less, on the south line, to a dead line in the rear, said dead line being the east boundary of the property conveyed to James C. Dickens et ux, by deed of record in Book 3506, page 181, said Register's Office.

Being part of the same property conveyed to Mike Ward by deed from Mrs. Effie Frey, of record in Book 816, page 114, 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, except for 1963 taxes which are assumed by the grantee herein.

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 28th day of May 19 63

Mike Ward
Virginia Seitz Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared the within named Mike Ward and wife Virginia Seitz Ward 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 Nashville Tennessee, this the 28th day of May 1963

William D. Hagewood
Notary Public

My commission expires My Commission Expires April 15, 1967

WILLIAM D. HAGEWOOD
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 31 day of MAY A.D. 1963 at 4:45 o'clock P.M.
Noted in Book 1105 Page 582
Recording Fee $2.00
Register
County Reg.

WARRANTY DEED
From
Mike Ward and wife Virginia Seitz Ward
To
J.C. Parker
65819

PG 582