K 3571

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, John L. Tune, Jr. and wife, Dorothy Tune, have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Annette Matthews, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 257 on the Map of McGavock's Addition to Nashville, as of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 257 fronts 50 feet on the westerly side of 10th Avenue, North, and runs back between parallel lines, 150 feet to an alley. This tract is improved and known as 1513 10th Avenue, North, Nashville 8, Tennessee.

Being the same property conveyed to John L. Tune, Jr. and wife, Dorothy Tune, by deed from Milton L. Turney, et al, Trustees for Third Church of the Nazarene, as of record in Book 1781, page 55, Register's Office for Davidson County, Tennessee.

Parcel No. W2-14095. Send tax statement to Mrs. Annette Matthews, 1513 10th Avenue, North, Nashville 8, Tenn.

John L. Tune, Jr. and John Tune, Jr. are one and the same person, and Dorthy Tune and Dorothy L. Tune and one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Annette Matthews, her heirs and assigns, forever.

And we do covenant with the said Mrs. Annette Matthews 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 are prorated and assumed by the grantee.

And we, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Annette Matthews, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31ST day of May, 1963

John Tune, Jr.

Dorothy L. Tune

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