K 3573

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No.
SEND TAX NOTICES TO: Mr. and Mrs. Ted B. Richey
ADDRESS: 1807 Rosebank Avenue, Nashville, Tennessee

For and in Consideration of the sum of 310.00
---------- AND NO/100 ---------- **DOLLARS**

Cash in hand, and other good and valuable considerations, receipt of which is hereby acknowledged,

This conveyance is made subject to Deed of Trust of record in Book 3815, Page 530, R.O.D. Tenn.

I, Lydia F. Sutherland

have bargained and sold, and by these presents do transfer and convey unto the said Ted B. Richey and wife, Grace C. Richey their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Woodmont Gardens, Section 1, of record in Book 2900, Page 75, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Rosebank Avenue, the common corner of Lots Nos. 4 and 5; thence southeasterly with the line between said two lots 153.9 feet to a point; thence south 21° 27' west 111.7 feet to a point in the northeasterly margin of Belcome Drive; thence northwesterly with the margin of said Drive 111 feet to the beginning of a curve; thence northeasterly around said curve 33.. feet to a point in the southeasterly margin of Rosebank Avenue; thence with the margin of the same northeasterly 117 feet to the point of beginning.

Being the same property conveyed to Lydia F. Sutherland by deed from Charles E. Keeler, Jr., wife, Alice Lorne Keeler, of record in Book [illegible], Page 639, Register's Office for said County.

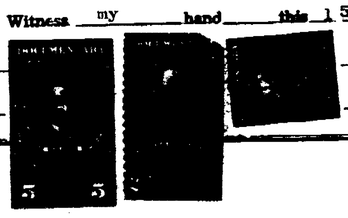
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ted B. Richey and wife, Grace C. Richey their heirs and assigns, forever.

And we do covenant with the said Ted B. Richey and wife, Grace C. Richey 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.

And Lydia F. Sutherland do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ted B. Richey and wife, Grace C. Richey heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of June, 1963

Lydia F. Sutherland



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