K 3573

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00

----------TEN AND NO/100 ----------**DOLLARS**

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

We, Claude L. Bush and wife, Virgie M. Bush

have bargained and sold, and by these presents do transfer and convey unto the said William Patton and Ella Patton

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 the southerly 7 feet of Lot No. 31 and the northerly 23 feet, 5 inches of Lot No. 32 on the Plan of the Subdivision of Lot No. 1, of the Woodard Property, called "Maple Grove" as of record in Book 57, page 83, Register's Office for said County.

Said parts of Lots Nos. 31 and 32 front together 30 feet 5 inches on the easterly side of 10th Avenue North, formerly Maple Street, and run back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Claude L. Bush and wife, Virgie M. Bush, by deed from Lydia Biggs and Mildred Dunn Fitts, of record in Book 2802, page 423, Register's Office for Davidson County, Tennessee

This conveyance is made subject to Deed of Trust A. H. Thomas Trustee, of record in Book2825 page 429, Register Office for Davidson County., Tenn. payable to Southern Federal Savings and Loan Association, also Deed of Trust 3024, page 255, R.O.D.C.Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Patton and wife, Ella Patton their heirs and assigns, forever.

And we do covenant with the said William Patton and wife, Ella Patton 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 we, Claude L. Bush and wife, Virgie M. Bush do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Patton and wife, Ella Patton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of April, 1963

Claude L. Bush
Claude L. Bush

Virgie M. Bush
Virgie M. Bush

STATE OF TENNESSEE
Davidson County

Personally appeared before me, I Ruth Randolph, a Notary Public in and for said County and State, the within named Claude L. Bush and wife, Virgie M. Bush

the 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 office, this 11th day of April, 1963

Ruth Randolph
Notary Public

Commission expires May 11, 1965

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