K 3574

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 which is hereby acknowledged.

We, Richard C. Maddux and wife, Jean A. Maddux

have bargained and sold, and by these presents do transfer and convey unto the said Walter Scott Evans and wife, Mary Ann Evans

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. 62 on the Plan of Section III, Bellshire Estates, of record in Book 2133, page 112, Register's Office for said County.

Said Lot No. 62 fronts 151.4 feet on the westerly side of Oxbow Drive and runs back 336.2 feet on the northerly line and 336 feet on the southerly line to a dead line in the rear on which it measures 146 feet.

Being the same property conveyed to Richard C. Maddux and wife, Jean A. Maddux, of record in Book 2697, page 13, Register's Office for Davidson County, Tennessee, from Clyde C. Tolbert and wife, Lucille H. Tolbert.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Scott Evans and wife, Mary Ann Evans their heirs and assigns, forever.

And we do covenant with the said Walter Scott Evans and wife, Mary Ann Evans 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, Richard C. Maddux and wife, Jean A. Maddux do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter Scott Evans and wife, Mary Ann Evans their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of June, 1963

Richard C. Maddux

Jean A. Maddux

G 607