BK 3578

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WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration.

I, Earl T. Scudder, have bargained and sold, and by these presents do transfer and convey to the grantee, Ronald Thomas Scudder, my son and his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 18 and the westerly 30 feet of Lot No. 19 on the Plan of Cobb's Subdivision of the R. K. Brown Property, as of record in Book 112, Page 144, Register's Office for said County.

Said Lot No. 18 and part of Lot No. 19 front together 80 feet on the northerly side of Seymour Avenue and run back between parallel lines, with the easterly margin of an alley, 150 feet and on the east line, 147½, more or less, to an alley.

Being the same real property conveyed to Earl T. Scudder by Warranty Deed from Fred C. Young, dated January 7, 1963, filed January 8, 1963, and recorded in Book 3499, Page 199, said Register's Office.

The said grantor, Earl T. Scudder, reserves unto himself a life estate in said above described property as long as he is living with the right to occupy and use said property as his own during his lifetime.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Ronald Thomas Scudder, my son and his heirs and assigns, forever, except as the reservations of the life estate as set forth above.

And I do covenant with the said Ronald Thomas Scudder that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered except for balance due on a note secured by a Deed of Trust of record in Book 3275, Page 555, Register's Office of Davidson County, Tennessee.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ronald Thomas Scudder, my son, and his heirs and assigns and against the lawful claims of all persons, whomsoever.

Witness my hand this the 20 day of Friday, 1963.

Earl T. Scudder

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