BK 3610

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, Andrew J. Kennedy, Jr., and William W. Kennedy have bargained and sold, and by these presents do transfer and convey unto the said John H. Eubanks and wife, Iva C. Eubanks 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 westerly 5 feet of Lot No. 14 and the easterly 40 feet of Lot No. 15 on the Map of St. Bernard Place, as of record in Book 161, page 171, Register's Office for said County.

Said parts of said Lots Nos. 14 and 15 adjoin and front together 45 feet on the northerly side of Blair Boulevard, and runs back between parallel lines, 136.94 feet, more or less, on the east line, and 136.54 feet, more or less on the west line to an alley in the rear.

Being the sameproperty conveyed to A. J. Kennedy, by deed from Mrs. Maud L. Spencer, of record in Book 616, page 322, Register's Office for Davidson County, Tennessee. The said A. J. Kennedy having since died, and devised said premises to Andrew J. Kennedy, Jr., and William W. Kennedy, by Will of record in Will Book 68, page 331, County Court Clerk's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John H. Eubanks and wife, Iva C. Eubanks their heirs and assigns, forever.

And we do covenant with the said John H. Eubanks and wife, Iva C. Eubanks 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, Andrew J. Kennedy, Jr., and William W. Kennedy do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John H. Eubanks and wife, Iva C. Eubanks their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of July, 19 63

Andrew J. Kennedy Jr. William W. Kennedy

STATE OF OHIO
COUNTY OF MONTGOMERY

Personally appeared before me, E. Tyree Jones, Notary Public in and for said County and State, the within named Andrew J. Kennedy, Jr. and William W. Kennedy the bargainors, 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 Dayton, Ohio, this 24th day of July 19 63.

Commission expires Edward P. Jones, Notary Public in and for Montgomery County, Ohio my commission expires October 22, 1963

E. Tyree Jones
Notary Public

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