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 and other valuable consideration.

I, Mrs. Hattie Hampton Swann (a widow) have bargained and sold, and by these presents do transfer and convey unto the said Paul T. Manchester and wife, Emiline S. Manchester 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 easterly part of Lot No. 31 on the plan of Forest Park Land Improvement Company's Subdivision, as of record in book 161, page 144, Register's Office for said County, described as follows:

Beginning at a point on the line between lots Nos. 30 and 31 on said plan, 265 feet easterly from the easterly margin of Parker, formerly Maplewood Avenue, said point being the northeast corner of a part of lot No. 31 conveyed to William S. Riddle, Jr. by deed from Hattie Hampton Swann and husband, of record in book 700, page 667, said Register's Office; thence with the line between said lots Nos. 30 and 31, eastwardly 149.7 feet to a point in the western boundary line of Block No. 5 on the plan of the Stokes Tract, as of record in book 974, page 24, said Register's Office; thence with the western boundary line of said Stokes Tract, southwestwardly 247 feet; thence westwardly 6 feet to a point on the eastern boundary line of a part of lots Nos. 31 and 32 conveyed to Mrs. Bernice C. Trimble by deed from Hattie Hampton Swann, et al, of record in book 770, page 338, said Register's Office; thence with the eastern boundary line of said Trimble Tract and said Riddle Tract, northwardly 200 feet to the beginning.

And being part of the property conveyed to Mrs. Hattie Hampton Swann by deed from Robert B. Eleazer and wife, of record in Book 437, page 123, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul T. Manchester and wife, Emiline S. Manchester their heirs and assigns, forever.

And I do covenant with the said Paul T. Manchester and wife, Emiline S. Manchester 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.

And I, Mrs. Hattie Hampton Swann do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Paul T. Manchester and wife, Emiline S. Manchester, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of July, 1963

Mrs. Hattie Hampton Swann
Mrs. Hattie Hampton Swann

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