K 3615

WARRANTY DEED

_____ TITLE COMPANY

SEND TAX NOTICES TO: JOHN R. LOYD

ADDRESS: Pierce Road, Madison, Tennessee

For and in Consideration of the sum of Two Thousand Eight Hundred and No/100 ——

—$2,800.00 — **DOLLARS**

Cash in hand paid, the receipt of which is hereby acknowledged,

I, MARY K. GARDNER, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said JOHN R. LOYD and wife RUTH J. LOYD

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. 17 on the map of a Subdivision of Lots Nos. 2 and 6 of a Subdivision of certain lots in Dixie Pure Food's Company's Subdivision of Amqui, of record in Book 843, page 66, Register's Office for said County.

Said lot fronts 101 feet on the easterly side of Pierce Avenue, or Landis Avenue, as measured on a slight curve, and runs back between lines 543 feet on the north line and 548 feet on the south line to a dead line in the rear on which it measures 101 feet.

Being part of the same property conveyed to Mary K. Gardner by deed from R. L. Pope and wife, Lina T. Agee, of record in Book 1404, page 566, Register's Office for Davidson County, Tennessee

This property is conveyed subject to water pipe right of way for Grantor.

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 R. LOYD and wife RUTH J. LOYD their **heirs and assigns, forever.**

And I **do covenant with the said** JOHN R. LOYD and wife RUTH J. LOYD 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, MARY K. GARDNER, unmarried **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** JOHN R. LOYD and wife RUTH J. LOYD their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand** this 31st **day of** August, 19 63

Mary K. Gardner
Mary K. Gardner

G 607