K 3618

WARRANTY DEED — Madison TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 ***

DOLLARS ($ 10.00), and other good and valuable considrations, the receipt of all of which is heeby acknowledged, and in further consideration of the assumption of a Vendor's Lien by the Grantees hesein to pay the principal balance now due plus future interest, on a certain note, dated 1954, in the original sum of $7,500.00, payable to the order of Otto Floyd and wife, Margaret I. Floyd, of record in Book 2282, page 133, Register's Office for Davidson County, Tennessee.

ROBERT LEE RYMAN and wife, HELEN K. RYMAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LAWRENCE W. THAXTON and wife, PLUMIE THAXTON ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 4, 5 and 6 on the Map of Bernice L. Dickerson's Revised Subdivision, said plan not being of record, described according to a survey thereof, made January 27th, 1933, as follows:

Beginning at a point in the west line of Lanier Drive, 225 feet south of the southwest corner of said Drive and Old Hickory Boulevard, the comon corner of Lots Nos. 3 and 4 on said plan; thence with the west line of said Drive southwardly 150 feet to a point in the same, the common corner of Lots Nos. 6 and 7 on said plan; thence with the line between said two lots westwardly 215.7 feet to a dead line; thence with the same north 16 degrees 9 minutes west 150 feet to a point, the common corner of Lots Nos. 3 and 4; thence with the line between said two lots eastwardly 220.2 feet to the point of beginning.

This tract is know as
Being the same property conveyed to Robert Lee Ryman and wife, Helen K. Ryman, by deed from Otto Floyd and wife, Margaret I. Floyd, of record in Book 2282, page 133, Register'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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

except as shown above, except for 1963 S & C taxes which are prorated and assumed by the BUYER

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 19th day of Sept. 1963

Robert Lee Ryman — Helen K. Ryman

Robert Lee Ryman — Helen K. Ryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert Lee Ryman and wife, Helen K. Ryman with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Madison, Tennessee, this the 19th day of Sept. 1963

Notary Public

My Commission Expires: 10-20-65

REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE — Received for ... Book ... Page ... Fee ... Register

WARRANTY DEED
From Robert Lee Ryman, et ux
To Lawrence W. Thaxton, et ux
806 Kirkwood Ln
Nashville, Tenn.

86970

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