BK 3644

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS cash in hand paid by Samuel Scott and wife, Maxine Scott, and for other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged,

we, Oscar C. Porter and wife, Viola Porter,

have bargained and sold, and by these presents do transfer and convey unto the said Samuel Scott and wife, Maxine Scott,

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. 7 Block C, on the Plan of Oscar Porters Property, unrecorded and described according to a survey made by John M. Sullivan, Civil Engineer, dated December 30, 1957, described as follows:

BEGINNING at a point in the northerly margin of unnamed Street, 350 feet westerly from the westerly margin of 37th Avenue, North; thence with the margin of said unnamed Street, westerly 50 feet, to the corner of Lots 6 and 7 on said plan; thence with the line between lots 6 and 7, northerly 202.1 feet to a point; thence North 60° 08' East 50.2 feet to a point, common corner of Lots 7 and 8 on said plan; thence with the line between said lots southerly 210.6 feet to the point of beginning.

Being the same property conveyed to Samuel Scott and wife, Maxine Scott, by deed from Oscar C. Porter and wife, Viola Porter, of record in Book _____, page ___, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel Scott and wife, Maxine Scott, their heirs and assigns, forever.

And we do covenant with the said Samuel Scott and wife, Maxine Scott, 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, Oscar C. Porter and wife, Viola Porter, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Samuel Scott and wife, Maxine Scott, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of October, 1963

Oscar Porter

Viola Porter

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