K 3673

WARRANTY DEED

For and in consideration of the sum of Ten and NO/100------($10.00)----------
~~----------~~ DOLLARS and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

I, RUBYE M. PATE

have bargained and sold, and by these presents do transfer and convey unto the said James H. Pate his 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. 52 on the Revision of Section One, Sunset View, of record in Book 2663, pages 27 and 28, Register's Office for said County, as revised and corrected by Surveyors Certificate of Correction, of record in Book 2806, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 145.1 feet on the northwesterly side of Donna Hill Drive and runs back 180 feet on the southwesterly line and 302.55 feet on the northeasterly line, which is a broken line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to James H. Pate and wife, Rubye M. Pate, by deed from Allon R. Duke and wife, Lee P. Duke, of record in Book 3281, page 187, 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 James H. Pate his heirs and assigns, forever.

And I do covenant with the said James H. Pate 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, Rubye M. Pate do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Pate his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2 day of February, 19 62

Rubye M. Pate

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