BK 3673

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN AND NO/100-----($10.00)---------- ---------- DOLLARS cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

I, JAMES H. PATE

_____ have bargained and sold, and by these presents do transfer and convey unto the said Ruby Gentry Pate her 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. 2 on the Map of Donelson Heights, of record in Book 1424, page 35, Register's Office for said County.

Said Lot No. 2 fronts 75 feet on the easterly side of Donelson Pike and runs back between lines, 200 feet onthe southerly line, 187.3 feet on the northerly line, to a dead line on which it measures 76.06 feet.

Being the same property conveyed to James H. Pate and wife, Ruby Gentry Pate, by deed from James P. Moreland and wife, Mary Louise Moreland, of record in Book 2483, page 471, 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 Ruby Gentry Pate her heirs and assigns, forever.

And I do covenant with the said Ruby Gentry 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, James H. 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 Ruby Gentry Pate her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2 day of February, 1962

James H. Pate

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