K 3764

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) *DOLLARS* cash in hand paid by THOMAS L. RIDGE AND WIFE, ELLEN B. RIDGE, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, JOE BOYD CHILDRESS AND WIFE, HAZEL INEZ CHILDRESS *have bargained and sold, and by these presents do transfer and convey unto the said* THOMAS L. RIDGE AND WIFE, ELLEN B. RIDGE, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being part of Lots Nos. 28 and 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, and being designated as Tract No. 6 on the unrecorded survey showing a division of a part of said lots for Clyde Loftis made by N. G. Jenkins, Surveyor, dated April 4, 1959, as follows:

BEGINNING at a point in the center line of Monticello Drive or Avenue at the corner of Tract Nos. 6 and 7; said point being 244.5 feet more or less north from the center line of Monticello Drive; thence with the line between Tracts 6 and 7, south 88° 57' east 273.3 feet to a point; thence north 2° 45' west 64 feet more or less to a corner of Tract 5; thence with the line between Tracts 5 and 6, north 88° 19' west 295 feet more or less to the center line of Monticello Drive or Avenue; thence with the center line of the same, south 21° 20' east 71 feet more or less to the point of beginning.

BEING the same property conveyed to JOE BOYD CHILDRESS AND WIFE, HAZEL INEZ CHILDRESS, by deed from Clyde M. Loftis and wife, as of record in Book 3101, page 119, said Register's Office.

SUBJECT property is improved with a one family residence and is known as 1505 Monticello Drive, Madison, Tennessee.

The above described property is conveyed subject to easements granted American Telephone and Telegraph Co. by C. P. Stidham and wife, as of record in Book 1237, page 312, R. O. D. C.Ten

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THOMAS L. RIDGE AND WIFE, ELLEN B. RIDGE, their *heirs and assigns, forever.*

And we *do covenant with the said* THOMAS L. RIDGE AND WIFE, ELLEN B. RIDGE, *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,* except by taxes for the year 1964, which have been prorated and adjusted and are hereby assumed by the grantee.

And we, JOE BOYD CHILDRESS AND WIFE, HAZEL INEZ CHILDRESS, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* THOMAS L. RIDGE AND WIFE, ELLEN B. RIDGE, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 21st *day of* May, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe Boyd Childress
(Joe Boyd Childress)

Hazel Inez Childress
(Hazel Inez Childress)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* JOE BOYD CHILDRESS AND WIFE, HAZEL INEZ CHILDRESS,

the within named bargainor s *, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* *day of* May, *19* 64.

Anne Abernathy *Notary Public*

My Commission expires October 25, 1965

ANNE ABERNATHY NOTARY PUBLIC DAVIDSON CO. TENN.

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