BK 3766

WARRANTY DEED

For and in consideration of the sum of (10.00)
- - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

Union Trust Company, a Tennessee Corporation, existing under the laws of the State of Tennessee,

has
~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Howard Clifton Ryan and wife, Creighton Ann Ryan, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made August 13, 1951, by J. P. Gallaher, as follows:

Beginning in the center of Bull Run Road, Young's easterly line; thence with said line, north 19 degrees west 13-2/5 poles to an oak; thence north 4 degrees east 34 poles to a hickory, Butler's westerly line; thence with said line, south 20½ degrees east 46-3/5 poles to the center of Bull Run Road; thence with the center of said road, south 61 degrees west 21 poles to the beginning, containing 3½ acres, more or less.

Being the same real property conveyed to Union Trust Company, by deed from Robert Marshall Henderson and wife, of record in book 3704, page 599, Register's Office for said County.

This conveyance is made subject to easement for right-of-way of Bull Run Road lying within boundaries of premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard Clifton Ryan and wife, Creighton Ann Ryan, their
heirs and assigns, forever.

And it does ~~do~~ *covenant with the said* Howard Clifton Ryan and wife, Creighton Ann Ryan
that it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for the 1964 taxes, which have been pro-rated and assumed by the grantees herein.

And Union Trust Company, a Tennessee Corporation
does
~~is~~ *further covenant and bind* itself, its / successors and assigns, ~~heirs and representatives,~~ *to warrant and forever defend the title to the said land to the said* Howard Clifton Ryan and wife, Creighton Ann Ryan,
their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 4th *day of* June, 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.*

UNION TRUST COMPANY

Attest: Elizabeth Murphree
Secretary

BY: Everett H. Covington Jr.
President

~~State of Tennessee~~)
~~County of Davidson~~)

~~Personally appeared before me, ... a Notary Public in and for said County and State, ...~~

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

~~Witness my hand and official seal at ..... Tennessee, this ..... day of ..... 19....~~

~~..... Notary Public~~

~~My commission expires .....~~

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