BK 3769

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY). (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seven Thousand, Nine Hundred, Fifty and No/100 - - - - - - - - - - - - - - - - - - ($7,950.00) - - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Harwell Griffin and wife, Ellen S. Griffin, the receipt of which is hereby acknowledged,

I, Ella Marie Hunt,

have bargained and sold, and by these presents do transfer and convey unto the said Harwell Griffin and wife, Ellen S. Griffin, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly half of Lot No. 5 and a small triangular portion of Lot No. 4 on the Map of the Subdivision of the Jacob Schmidt heirs Land, of record in book 547, page 120, Register's Office for said County, which are described according to a survey made by Hal R. Swann, Jr., on March 3, 1951, as follows:
Beginning at a point in the southerly margin of Waldkirch Avenue, the dividing line between Lots 4 and 5; thence southerly from Waldkirch Avenue with an angle to the right of Waldkirch Avenue of 92° 74 feet to a point, being an iron pin in a fence line and continuing south 5° 30' East 114 feet, more or less, to a point in the northerly margin of an alley, the dividing line between Lots 4 and 5; thence easterly 50 feet to a point; thence northerly 188 feet to a point in the southerly margin of Waldkirch Avenue; thence with the southerly margin of said Avenue, westerly 50 feet to the beginning.
Being the same real property conveyed to Ella Marie Hunt, by deed from John L. Fly and wife, of record in book 3708, page 347, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harwell Griffin and wife, Ellen S. Griffin, their

heirs and assigns, forever.

And I *do covenant with the said* Harwell Griffin and wife, Ellen S. Griffin, *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, Ella Marie Hunt,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Harwell Griffin and wife, Ellen S. Griffin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 17th *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.*

Ella Marie Hunt

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