BK 3769

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 by Addie Belle O'Donniley, the receipt of which is hereby acknowledged, and love and affection

I, Ronald Don O'Donniley, (single)

have bargained and sold, and by these presents do transfer and convey unto the said Addie Belle O'Donniley, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the south 60 feet of Lot No. 108 on the map of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County save and except a small triangular part out of the southeast corner of said Lot No. 108 which is to be conveyed to the City of Nashville. Said property is described as beginning at a point at the northeast intersection of the first alley south of Sweetbrier Avenue and Belmont Boulevard; thence with the margin of said Belmont Boulevard, northerly 60 feet to a point which is 240 feet south of the south margin of Sweetbrier Avenue; thence easterly, parallel to the south margin of Sweetbrier Avenue 183 feet to the west margin of an alley; thence with the margin of the same southerly 42 feet to a point which is 18 feet north of the north margin of another alley, being a corner of the property to be conveyed to the City of Nashville; thence along said City's line southwesterly 35.52 feet to a point in the north margin of the first mentioned alley, which point is 30 feet west of the westerly margin of Alley No. 436; which is the last above mentioned alley; thence with the margin of said alley, westerly 153 feet to the point of beginning.
Being the same property conveyed to Ronald Don O'Donniley by deed from Addie Belle O'Donniley of record in book 2026, page 587, R.O.D.C.T.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Addie Belle O'Donniley, her **heirs and assigns, forever.**

And I **do covenant with the said** Addie Belle O'Donniley **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, Ronald Don O'Donniley **do further covenant and bind** myself **heirs and representatives, to warrant and forever defend the title to the said land to the said** Addie Belle O'Donniley, her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 10 **day of** June, 19 64

Ronald Don O'Donniley

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