2137

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - -TEN AND NO/100- - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

I, Hugh F. Biffle, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES A. WILLIAMS and wife, MARY L. WILLIAMS, their

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

Being Lot No. 136 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 136 fronts 85 feet on the north side of Saturn Drive and runs back between lines, 228.6 feet on the west line and 215.9 feet on the east line to a dead line in the rear on which it measures 35 feet.

Being the same property conveyed to Hugh F. Biffle by deed from Clyde D. Smith and wife, of record in Book 1916, page 139, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1682, page 1, said Register's Office.

Also I convey an easement for driveway purposes for ingress and egress of 7 feet frontage and 100 feet depth located in the southeast corner of Lot No. 135, which was conveyed to me by Houston T. Ezell by an instrument of record in Book 1914, page 189, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Williams and wife, Mary L. Williams, their heirs and assigns, forever.

And I do covenant with the said James A. Williams and wife, Mary L. Williams 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, except by 1963 taxes which the grantees assume and agree to pay.

And I, Hugh F. Biffle, a widower do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Williams and wife, Mary L. Williams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3rd day of March, 1963.

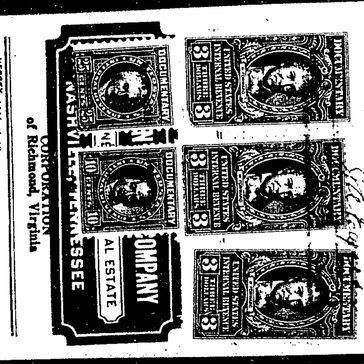
Hugh F. Biffle

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Brice West, a Notary Public in and for said County and State, the within named Hugh F. Biffle, a widower, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1963.

Commission expires _____

Brice West Notary Public



WARRANTY DEED

FROM

TO

578