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THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 - ($10.00) - **DOLLARS**
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by George K. Stephenson and wife, Mildred S. Stephenson, to Louis R. Linx, Trustee, of record in Book 2118, page 513, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

GEORGE K. STEPHENSON AND WIFE, MILDRED S. STEPHENSON

_____ have bargained and sold, **and by these presents do transfer and convey unto the said** Lester Upchurch and wife, Lillie Maie Upchurch

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

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Neil Hunt's Subdivision, as of record in Book 974, page 19, Register's Office for said County.

Said Lot No. 62 fronts 75.15 feet on the southerly side of Temple Avenue and runs back 202.97 feet on the easterly line and 200.64 feet on the westerly line to a dead line, measuring 75.3 feet thereon.

Being the same property conveyed to George K. Stephenson and wife, Mildred S. Stephenson by deed from J. E. Yundt and wife, Bertha M. Yundt, of record in Book 2092, page 337, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 1129, page 321, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lester Upchurch and wife, Lillie Maie Upchurch their heirs and assigns, forever.

And we do covenant with the said Lester Upchurch and wife, Lillie Maie Upchurch 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 as appears of record, and 1953 taxes which have been prorated and are hereby assumed by the purchasers.

And we, George K. Stephenson and wife, Mildred S. Stephenson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lester Upchurch and wife, Lillie Maie Upchurch their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of August, 1953

Geo. K. Stephenson

Mildred S. Stephenson

STATE OF ~~TENNESSEE~~ Texas
~~Davidson~~ County
Nacogdoches

Personally appeared before me, Travis Whitaker, a Notary Public in and for said County and State, the within named George K. Stephenson and wife, Mildred S. Stephenson

the 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 office, this 2ND day of September, 1953

Commission expires June 1, 1955. Travis Whitaker
Notary Public

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