K 2335

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 Dorothy P. Holt Watkins, the receipt of which hereby acknowledged, and other good and valuable considerations and the further consideration that grantee assumes the payment of three notes which are as follows: Note in the original principal sum of $6800.00 secured by a deed of trust of record in Book 1594, page 457, R.O.D.C., Tennessee; Note in the original principal sum of $700.00 secured by a deed of trust of record in Book 1595, page 175, R.O.D.C., Tennessee; Note in the original principal sum of $682.47 secured by a vendor's lien retained in deed of record in Book 1942, page 244, R. O. D. C., Tennessee,

I, Mrs. Vallie J. Phillips,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Dorothy P. Holt Watkins,

her heirs and assigns, [redacted] all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 3 on the Plan of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 3 fronts 75 feet on the northerly side of Freemont Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Mrs. Dorothy P. Holt and Mrs. Vallie J. Phillips by deed from Lonnie E. Young and wife, Katie R. Young, of record in Book 1942, page 244, Register's Office for Davidson County, Tennessee, Mrs. Dorothy P. Holt now Mrs. Dorothy P. Holt Watkins.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dorothy P. Holt Watkins, her _____ heirs and assigns, forever.

And I do covenant with the said Dorothy P. Holt Watkins 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 as hereinabove set out and current property taxes.

And I, Mrs. Vallie J. Phillips, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Dorothy P. Holt Watkins, her _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 11th day of December, 1954

Vallie J. Phillips

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