BK 260 I

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00
TEN AND NO/100 **DOLLARS**

Cash in hand paid by Robert B. Lappin and wife, Betty Lappin, and other good and valuable considerations, receipt of which is hereby acknowledged,

I. W. WALLACE AND WIFE, NELLE ELIZABETH WALLACE

have bargained and sold, and by these presents do transfer and convey unto the said Robert B. Lappin and wife, Betty Lappin **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. 44 on the Plan of Whispering Hills, Sec. I, as of record in Book 2331, page 83, Register's Office for said County.
Said Lot No. 44 fronts 123.1 feet on the northerly side of Highcrest Drive and runs back 236.8 feet on the westerly line and 246.1 feet on the easterly line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to I. W. Wallace and wife, Nelle Elizabeth Wallace, by deed from Andrew Ewing, Trustee, as of record in Book 2595, page 43, said Register's Office.

This conveyance subject to restrictions filed for record Nov. 3, 1955, in Book 2481, page 499, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert B. Lappin and wife, Betty Lappin **their heirs and assigns, forever.**

And we **do covenant with the said** Robert B. Lappin and wife, Betty Lappin **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 taxes for 1956 which are prorated and assumed by grantee herein.
And we, I. W. Wallace and wife, Nelle Elizabeth Wallace **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert B. Lappin and wife, Betty Lappin **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 14 **day of** November, **19** 56.

x I. W. Wallace

Nelle Elizabeth Wallace

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jeannette C. Mitchell, **a Notary Public in and for said County and State, the within named,** I. W. Wallace and wife, Nelle Elizabeth Wallace

the bargainer, 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 Nashville, Tennessee, this 14th day of November, 19 56.

My Commission Expires July 30, 1960

Jeannette C. Mitchell
Notary Public

PG 487