K 2739

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 John Dewey Humphrey and wife, Barbara Ann Humphrey, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and for the further consideration that the said John Dewey Humphrey and wife, Barbara Ann Humphrey do hereby assume and agree to pay the unpaid principal balance owing upon a certain note executed by Elwood Keith in the original amount of $1278.73, payable to the order of Ewing O. Harper, Jr. and wife, Lillian G. Harper in monthly installments of $20.00 each and secured by a vendors lien retained in deed of record in Book ----, page _____, Register's Office for Davidson County.

We, W.I. Hardin and wife, Sarah Aline Hardin,

_____ have bargained and sold, and by these presents do transfer and convey unto the said John Dewey Humphrey and wife, Barbara Ann Humphrey, 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. 63 on the revised unrecorded plan of Tract 14 of the Anderson Estates, the said tract being a part of a recorded plan of record in Book 1130, page 37, Register's Office for said County and said lot being described according to a survey made by Norris H. Hickerson, Surveyor, dated October 8, 1953, as follows:

Beginning at an iron pin in the easterly margin of May Drive, said point being the common corner of Lots Nos. 63 and 64 of said Subdivision, which point is located 161.1 feet Northerly from a concrete marker at the intersection of May Drive and Dupont Avenue, thence along May Drive north 4 ° east 90 feet to another iron pin and the easterly margin of said Drive, thence South 40 west 90 feet to another iron pin, thence North 86° west 174 feet to the point of beginning.

Being the same property conveyed to W.I. Hardin and wife, Sarah Aline Hardin, by deed from Elwood Keith, an unmarried man of record in Book 2637 Page 507, 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 John Dewey Humphrey and wife, Barbara Ann Humphrey their heirs and assigns, forever.

And we do covenant with the said John Dewey Humphrey and wife, Barbara Ann Humphrey 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.

And We, W.I. Hardin and wife, Sarah Aline Hardin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Dewey Humphrey and wife, Barbara Humphrey their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 1 day of February, 1959

W. I. Hardin

Sara Celeste Hardin

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