BK 2959

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of One Hundred ($100.00) ----------
---------- DOLLARS
and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of a note in the original sum of $13,500.00 with a principal balance owing in the amount of $13,344.62 executed on December 11, 1958, by Thomas E. Sullivan and wife, Argie K. Sullivan, payable in monthly instalments of $70.43 to Murphree Mortgage Company with interest at 4-3/4% per annum beginning January 1, 1959, and ending December 1, 1988, said note being secured by a Deed of Trust of record in Book 2885, page 367, Register's Office for Davidson County, I, DELORAS S. LITTLEJOHN

_____ have bargained and sold, and by these presents do transfer and convey unto the said Billy M. Atnip and wife, Mary Lois Atnip, 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. 284 on the Plan of Whispering Hills, Section II-B, as of record in Book 2331, page 155, said Register's Office.

Said Lot 284 fronts 197.7 feet on the southwesterly side of Valleywood Drive and extends back between lines 168.3 feet on the northwesterly line and 166.8 feet on the southeasterly line to a rear line, which is a broken line, measuring 155.0 feet thereon.

Being the same property conveyed to Deloras S. Littlejohn by deed from Thomas E. Sullivan and wife, Argie K. Sullivan of record in Book 2907, page 189, Register's Office for said County.

The above described land is conveyed expressly subject to: (1.) Taxes for year 1959. (2.) Deed of trust as described above. (3.) Restrictive covenants contained in instrument of record in Book 2604, page 14, said Register's Office. (4.) Plan of record in Book 2331, page 155, said Register's Office shows an Owner's Certificate, an 85 foot set-back line fromValleywood Drive, and a 10 foot easement for public utilities along the rear line of said lot.

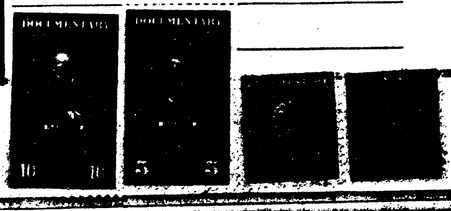
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy M. Atnip and wife, Mary Lois Atnip, their heirs and assigns, forever.

And I do covenant with the said Billy M. Atnip and wife, Mary Lois Atnip 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 for 1959 property taxes which have been prorated and assumed by Grantees.

And I, Deloras S. Littlejohn do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Billy M. Atnip and wife, Mary Lois Atnip their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of September, 1959

Deloras S. Littlejohn



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