K 3071

158142

WARRANTY DEED

For and in consideration of the sum of four thousand and no/100---------- ----------($4,000.00)----------*DOLLARS*

cash in hand paid by Douglas Doss Taylor and wife, Vernie R. Taylor, receipt of which is hereby acknowledged,

we, Rufus Alvin Flippen and wife, Mary Bernice Flippen *have bargained and sold, and by these presents do transfer and convey unto the said* Douglas Doss Taylor and wife, Vernie R. Taylor, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the easterly 74 feet of lots Nos. 25 and 28 on the plan of T. M. Hall's Subdivision of lots Nos. 18, 19 and 20 of the B. F. Cockrill Lands, as of record in book 421, page 63, Register's Office for said County.
Said part of lot No. 25 fronts 74 feet on the southerly side of Robertson Street and runs back between parallel lines 217,8 feet to the line of lot No. 28.
Said part of lot No. 28 fronts 74 feet on the northerly side of Deal Avenue and runs back between parallel lines 217.8 feet to the line of lot No. 25.
Being the same real property conveyed to Rufus Alvin Flippen by deed from Mrs. Lola Latham Warren, , dated January 15, 1941, filed January 25, 1941, and recorded in book 1160, page 404, 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 Douglas Doss Taylor and wife, Vernie R. Taylor, their *heirs and assigns, forever.*

And we *do covenant with the said* Douglas Doss Taylor and wife, Vernie R. Taylor *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 for taxes for the year 1960 which are peorated and assumed by purchasers.

And we, Rufus Alvin Flippen and wife, Mary Bernice Flippen *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Douglas Doss Taylor and wife, Vernie R. Taylor, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 18th *day of* May, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rufus Alvin Flippen
Mary Bernice Flippen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State, W.C.* .....

..... *the within named bargainor* , *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ..... *19* .....

.....*Notary Public*

Commission expires .....

G 639