K 3132

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 and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the grantee, Mrs. Birdie W. Peach has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by John Edmond Wilson and wife, Betty Phillips Wilson, to Louis Leftwich Jr., trustee, of record in Book 2266, page 497, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

We, Earl W. Richmond and wife, Dorothy Harper Richmond have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Birdie W. Peach her 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. 35 on the Map of Hargis Heights of record in Book 974, page 82, Register's Office for said County.

Said Lot No. 35 fronts 75 feet on the south side of Stinson Road and runs back 198.8 feet on the east line and 198.4 feet on the west line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Earl W. Richmond and wife, Dorothy Harper Richmond, by deed from Clarence E. Elrod and wife, Elaine Elrod, of record in Book 2922, page 289, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Birdie W. Peach her heirs and assigns, forever.

And we do covenant with the said Birdie W. Peach 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 as here in above set out.

And we, Earl W. Richmond and wife, Dorothy Harper Richmond do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Birdie W. Peach her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of September, 1960

Earl W. Richmond

Dorothy Harper Richmond

PG 227