K 3136

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 all of which is hereby acknowledged and the further consideration that the grantees, Ralph Sellers and wife, Frances Sellers, have assumed and agreed to pay the unpaid balance of a note dated January 2, 1951, in the original principal sum of $4,100.00, payable to Kimbrough Phillips Company in monthly installments and secured by a deed of trust of record in Book 1928, page 427, of the Register's Office for Davidson County, Tennessee.

I, Frances Looley, a widow, **have bargained and sold, and by these presents do transfer and convey unto the said** Ralph Sellers and wife, Frances Sellers, 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. 24, Block "A", on the Plan of Crittenden Estates, of record in Book 927, page 69, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the southerly side of Harrington Street and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Frances Looley, by deed from Charles R. Dickson, Jr. and wife, Merle R. Dickson, of record in Book 2509, page 251, 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 Ralph Sellers and wife, Frances Sellers, their **heirs and assigns, forever.**

And grantor **do/does covenant with the said** Ralph Sellers and wife, Frances Sellers, **that she is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except as above set out and 1960 taxes, which are prorated and assumed by grantees.

And I, the said grantor, **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ralph Sellers and wife, Frances Sellers, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 14th **day of** October, 1960

Frances Looley

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