K 3177

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, John R. Lampley and wife, Wilma E. Lampley, have assumed and agreed to pay the unpaid balance of a note dated June 16, 1958, in the **original principal** sum of $4,500.00, payable to the order of Ione Elizabeth Sanders in monthly installments of $37.98 each, including principal and interest at the rate of 6% per annum, and secured by a vendor's lien retained in the deed of record in Book 2795, page 185, Register's Office for Davidson County, Tennessee,

We, William D. Karnes and wife, Katherine L. Karnes,

have bargained and sold, and by these presents do transfer and convey unto the said John R. Lampley and wife, Wilma E. Lampley,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the westerly 50 feet of Lot No. 72 on the Map showing the subdivision of Lots Nos. 8, 9, 10 and a part of Lot No. 7, Block "A", and Lots Nos. 13 and 14 of Block "B", and all of Block "C" in the Subdivision of the Weakley Home Place, of record in Book 547, page 12, Register's Office for said County.

Said part of said Lot No. 72 fronts 50 feet on the northerly side of Benjamin Street and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to William D. Karnes and wife, Katherine L. Karnes, by deed from Ione Elizabeth Sanders, of record in Book 2795, page 185, 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 John R. Lampley and wife, Wilma E. Lampley, their **heirs and assigns, forever.**

And we **do covenant with the said** John R. Lampley and wife, Wilma E. Lampley, **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 set out above and 1961 taxes which are assumed by the grantees.

And we, the said grantors,

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 R. Lampley and wife, Wilma E. Lampley, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 9th **day of** January, **19** 61

Wilma E. Karnes

Katherine L. Karnes

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