K 3181

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - $10.00 - - - - - - - - - - - -
- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - **DOLLARS**
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust to Miller Kimbrough, Trustee, of record in Book 2582, page 345, Register's Office for Davidson County, Tennessee,

We, Jesse R. Patterson and wife, Neola J. Patterson,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Elves E. Minis and wife, Anna Christine Minis, their _____ **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. 19 on the Plan of Kemper Heights, Section 2, of record in Book 2331, page 104, Register's Office for said County, described as follows:

Said Lot No. 19 fronts 160.36 feet on a curve on the southeasterly margin of Westchester Court and extends back 230.2 feet on the northerly side and 353.6 feet on a broken line on the southerly side to a dead line in the rear on which it measures 91.8 feet.

Being the same property conveyed to Jesse R. Patterson and wife, Neola J. Patterson by deed from Joseph Eugene Crane and wife, Drucilla Hall Crane, of record in Book 2857, page 101, 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 Elves E. Minis and wife, Anna Christine Minis, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Elves E. Minis and wife, Anna Christine Minis _____ **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.**

And We, Jesse R. Patterson and wife, Neola J. Patterson _____ **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Elves E. Minis and wife, Anna Christine Minis, their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 13th **day of** February, **19** 61

Jesse R. Patterson

Neola J. Patterson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named** Jesse R. Patterson and wife, Neola J. Patterson

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

Witness my hand and official seal at office, this 13th **day of** February, **19** 61

Commission expires MAY 11, 1963 _____ **Notary Public**

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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