K 3182

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Sixteen Thousand Five Hundred and No/100 --------
----------($16,500.00) ----------DOLLARS
Cash in hand paid by Joe W. Higgins and wife, Kate Miles Higgins, the receipt of which is hereby acknowledged, I,

Ben R. Kerr (Unmarried)

have bargained and sold, and by these presents do transfer and convey unto the said Joe W. Higgins and wife, Kate Miles Higgins 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. 42, Blair Heights, Section 3, as of record in Book 2133, page 104, Register's Office for said County.

Said Lot No. 42 fronts 155 feet on the westerly side of Beverly Drive, running back 266.19 feet on the northerly line and 269.04 feet on the southerly line to a dead line, measuring 140.3 feet thereon.

Being the same property conveyed to Ben R. Kerr by deed from S. G. Robertson Jr., Trustee, of record in Book 3178, page 161, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe W. Higgins and wife, Kate Miles Higgins their heirs and assigns, forever.

And I do covenant with the said Joe W. Higgins and wife, Kate Miles Higgins that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1961 taxes which have been assumed by the purchasers.

And I, Ben R. Kerr do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Joe W. Higgins and wife, Kate Miles Higgins their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of February, 19 61

Ben R. Kerr

G 333