K 3183

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, paid by the grantees, the receipt of which is hereby acknowledged,

I, Shirley Hudson Dixon, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Robert V. Kirkpatrick and wife, Myrtle G. Kirkpatrick, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being lot No. 62 on the Plan of Irvington, as of record in book 843, page 60, Register's Office for said County.

Said lot No. 62 fronts 60 feet on the northerly side of Carolyn Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same real property conveyed to David Dixon and wife, Shirley Hudson Dixon, by deed from Horace C. Goforth and wife, dated July 30, 1949, filed August 2, 1949, and recorded in book 1731, page 328, said Register's Office, the said David Dixon having since died.

This conveyance is made subject to restrictions of record in book 981, page 261, 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 Robert V. Kirkpatrick and wife, Myrtle G. Kirkpatrick, their *heirs and assigns, forever.*

And I *do covenant with the said* Robert V. Kirkpatrick and wife, Myrtle G. Kirkpatrick *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.*

And I, Shirley Hudson Dixon *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert V. Kirkpatrick and wife, Myrtle G. Kirkpatrick, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand*s *this* 23rd *day of* February, 1961. ~~xxxx corporate party ... said day and date.~~

Shirley Hudson Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Shirley Hudson Dixon *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 23rd *day of* February, 19 61.

Hugh J. Bradley, *Notary Public*

Commission expires April 23, 1963.

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