3247

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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, the receipt of all of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $10,450.00, executed by Richard Earl Stratton and wife Margaret Evans Stratton, payable to the order of Kimbrough Phillips Company, dated December 16, 1958, and secured by deed of trust to Miller Kimbrough, Trustee, of record in book 2885, page 631, R.O.D.C. Tennessee,

we, Richard Earl Stratton and wife Margaret Evans Stratton have bargained and sold, and by these presents do transfer and convey unto the said James H. Matthews and wife Wilma D. Matthews 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. 177 on the Plan of Locustwood, Sectin 5, of record in book 2663, page 43, Register's Office for said County.

Said lot No. 177 fronts 85 feet on the easterly side of Creekside Drive and extends back 179 feet on the northerly line and 200.4 feet on the southerly line to a dead line, measuring 67.5 feet thereon.

Being the same property conveyed to Richard Earl Stratton and wife Margaret Evans Stratton by deed from Continental Development Corporation, of record in book 2858, page 639, R.O.D.C. 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 James H. Matthews and wife Wilma D. Matthews their heirs and assigns, forever.

And we do covenant with the said James H. Matthews and wife Wilma D. Matthews 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 above set out.

And we, Richard Earl Stratton and wife Margaret Evans Stratton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Matthews and wife Wilma D. Matthews, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2 day of June, 1961

R. E. Stratton

Margaret Evans Stratton

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