K 3247

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten ---------- DOLLARS

~~----------($10.00)----------~~

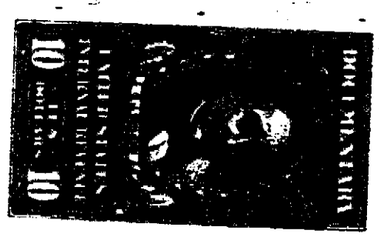
paid in cash, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, T. G. Higgins and wife, Evelyn O. Higgins

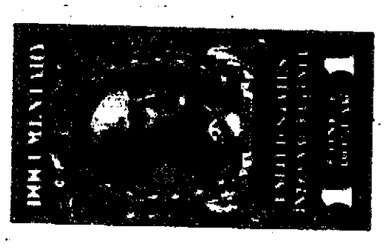
_____ have bargained and sold, and by these presents do transfer and convey unto the said Theodore Walden and wife, Kathrine Walden, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 60 on the Plan of Jackson's Subdivision of the Marable Tract, as of record in Book 161, page 86, Register's Office for said County.

Said Lot No. 60 fronts 39 feet on the northerly side of Torbett, formerly Murry, Street and runs back between parallel lines 115 feet to an alley.

Being the same real property conveyed to T. G. Higgins and wife, Evelyn O. Higgins be deed from Lizzie Smith of record in Book 3105, page 73, said Register's Office.





To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Theodore Walden and wife, Kathrine Walden their heirs and assigns, forever.

And we do covenant with the said Theodore Walden & wife, Kathrine Walden 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, T. G. Higgins & wife, Evelyn C. Higgins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Theodore Walden & wife, Kathrine Walden their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of June, 19 61

T. G. Higgins

Evelyn O. Higgins

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