K 3251

*10,950

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and No/100 --($10.00)------------------------------ **DOLLARS**

Cash in hand paid by Reuben H. Lawrence, Jr. and wife, Gertrude Coleman Lawrence, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; AND THE SAID Reuben H. Lawrence, Jr. and wife, Gertrude Coleman Lawrence, do hereby assume and agree to pay Eight Thousand Four Hundred and No/100 dollars ($8,400.00), which is the present principal balance of a first mortgage payable to Fidelity Federal Savings and Loan Association of Nashville, Tennessee and secured by Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book ________, Page________, R. O. D. C., Tennessee.

We, Ewing O. Harper, Jr., and wife, Lillian G. Harper,

________ **have bargained and sold, and by these presents do transfer and convey unto the said** Reuben H. Lawrence, Jr. and wife, Gertrude Coleman Lawrence,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, being a part of lot No. 1 on the map showing the tract of land on ... conveyed by Lizzie Hunley to John Quinn and Sarah E. Quinn, May 5, 1923, and also the southerly 23.3 feet of a tract marked "Reserved" on the Plan of Brooks Gardens, of record in Book 2330, page 108, Register's Office for said County; and for further identification being designated as tract No. 2 on a survey by Dickerson & Hick..., Engineers, dated June 30, 1961 and described as follows:

Beginning at a point on the southwesterly margin of Branch Court 373.8 feet northwesterly from the southwesterly corner of the intersection of Branch Court and Branch Avenue; thence northwesterly along the southwesterly margin of Branch Court 23.3 feet to a point; thence in a westerly direction 159.7 feet to a point; thence in a southerly direction 50 feet to a point; thence in an easterly direction 1?0 feet to a point; thence northerly 5 feet to a point; thence in a northeasterly direction, 40.7 feet to the point of beginning.

Being the same property conveyed to Ewing O. Harper, Jr. and wife, Lillian G. Harper by deed from Robert A. Armstrong and wife, Mary Pearson Armstrong, of record in Book 3162, page 115, R.O.D.C., Tennessee, and being part of the property conveyed to Ewing O. Harper, Jr. by deed from Harold S. Brooks and wife, Artie ... Brooks, of record in Book 3162, page 139, 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 Reuben H. Lawrence, Jr. and wife, Gertrude Coleman Lawrence, their **heirs and assigns, forever.**

And We **do covenant with the said** Reuben H. Lawrence, Jr. and wife, Gertrude Coleman Lawrence, **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 herein stated and 1961 S. & C. Taxes, which have been prorated and are assumed by the grantees herein.

And We, Ewing O. Harper, Jr., and wife, Lillian G. Harper,

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Reuben H. Lawrence, Jr. and wife, Gertrude Coleman Lawrence, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 6th **day of** July, 19__

Ewing O. Harper, Jr.

Lillian G. Harper

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