K 3254

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of ----------($425.00)----------

----------Four Hundred twenty-five & No/100----------DOLLARS cash in hand paid by Thomas M. Barber and wife, Maedean Parker Barber, receipt of which is hereby acknowledged, and the assumption of the balance of the loan secured by Deed of Trust executed by grantors herein to John W. Murphree, Trustee, of record in Book 2913, page 187, R.O.D.C., Tennessee, and other good and valuable considerations, we, Calvin C. Turpin and wife, Eudell C. Turpin,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas M. Barber and wife, Maedean Parker Barber, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot No. 404 on the Plan of Whispering Hills Subdivision, Section II-C, of record in Book 2663, pages 66 and 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 404 fronts 90 feet on the north side of Whispering Hills Drive, and runs back 167 feet on the east line and 169 feet on the west line, to a dead line on which it measures 90.8 feet.

Being the same property conveyed to Calvin C. Turpin and wife, Eudell C. Turpin, by deed from Banner Construction Company, a Tennessee corporation, of record in Book 2882, page 523, 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 Thomas M. Barber and wife, Maedean Parker Barber, their heirs and assigns, forever.

And we do covenant with the said Thomas M. Barber and wife, Maedean Parker Barber 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 for the said Deed of Trust, restrictive covenants of record in Book 2797, page 83, R.O.D.C., the easements and setback lines in Book 2663, pages 66 and 67, and 1961 taxes, which will be prorated and assumed by grantees.

And we, Calvin C. Turpin and wife, Eudell C. Turpin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas M. Barber and wife, Maedean Parker Barber, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31st day of July, 1961

Calvin C. Turpin

Eudell C. Turpin

STATE OF TENNESSEE
DAVIDSON COUNTY XXXXX } State of Texas
County of Harris J.T. Connor

Personally appeared before me, Eudell C. Turpin, a Notary Public in and for said County and State, the within named Eudell C. Turpin, one of the bargainor S, 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 office, this 2nd day of July, 1961

Commission expires June 1963. J.T. Connor Notary Public

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