BK 3279

221

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- -

TEN & NO/100- DOLLARS

Cash in hand paid by Elvis L. Mitchell and wife, Jeanne R. Mitchell, receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption and agreement by grantees to pay the balance owing on a note secured by deed of trust to Ferriss C. Bailey, Trustee, of record in Book 2828, page 15, R.O.D.C., Tennessee, payable to Murphree Mortgage Company,

We, William A. Taylor and wife, Peggy O. Taylor,

_____ have bargained and sold, and by these presents do transfer and convey unto the said ELVIS L. MITCHELL AND WIFE, JEANNE R. MITCHELL,

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

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Meadowview Acres, as of record in Book 2133, page 50, Register's Office for said County.

Said Lot No. 31 fronts 86 feet on the north side of Emory Drive and runs back between lines, 199 feet on the east line and 180.9 feet on the west line, to the south line of the N. C. & St. L. Railroad, on which it measures 84.4 feet.

Being the same property conveyed to William A. Taylor and wife, Peggy O. Taylor, by deed from Luda Earl Broyles and wife, Cynthia Fraker Broyles, of record in Book 2804, page 221, 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 ELVIS L. MITCHELL AND WIFE, JEANNE R. MITCHELL, their heirs and assigns, forever.

And we do covenant with the said Elvis L. Mitchell and wife, Jeanne R. Mitchell, 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, William A. Taylor and wife, Peggy O. Taylor do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elvis L. Mitchell et ux, Jeanne R. Mitchell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29 day of August, 19 61

William A. Taylor

Peggy O. Taylor

PG 221