K 3281

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 and other good andvaluable considerations the receipt of which is hereby acknowledged, and in further consideration the grantees, Robert T. Watts and wife, Evelyn Joyce Watts, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Zoleta Erwin and husband, Joseph L. Erwin, to Herschel Greer, Trustee, of record in Book 2817, page 117, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

We, Zoleta Erwin and husband, Joseph L. Erwin, have bargained and sold, and by these presents do transfer and convey unto the said Robert T. Watts and wife, Evelyn Joyce Watts 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. 445 on the Plan of Bellshire Estates, Section "B", as of record in Book 2331, pages 128 and 129, Register's Office for said County.

Said Lot No. 445 fronts 136.1 feet on the westerly side of Dumbarton Drive runs back 260.7 feet on the northerly line and 329.4 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 174.1 feet thereon.

Being the same property conveyed to Zoleta Erwin and husband, Joseph L. Erwin by deed from Wright and Sadler, Incorporated, of record in Book 2796, page 349, 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 Robert T. Watts and wife, Evelyn Joyce Watts their heirs and assigns, forever.

And we do covenant with the said Robert T. Watts and wife, Evelyn Joyce Watts 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 here in above set out.

And we, Zoleta Erwin and husband Joseph L. Erwin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert T. Watts and wife, Evelyn Joyce Watts their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of September, 1961

/s/ Zoleta Erwin
Mrs.

/s/ Joseph L. Erwin
Mr.

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