BK 3284

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WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $12,000.00

----------TWELVE THOUSAND AND NO/100---------- DOLLARS

of which $5,664.38 has been paid in cash, receipt of which is hereby acknowledged, and for the remainder of $6,335.62, F. R. Webster has assumed and agreed to pay to the Fidelity Federal Svgs. & Loan Ass'n. the Note in the original amount of $7,000.00 payable in monthly installments of $68.31, including principal and interest at the rate of 5% plus 1% per annum. We, Samuel M. McKissack and wife, Olivia J. McKissack have bargained and sold, and by these presents do transfer and convey unto the said

----------F. R. Webster----------

his 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. 78 on the Plan of McGavovk Wetmore and Others' First Addition to Nashville, called the Town of McGavock as of record in Book 21, page 23, Register's Office for said County.

SAID Lot 78 fronts 50 feet on the southerly side of Monroe Street, formerly Ophelia Avenue, and runs back between parallel lines 157 feet.

Being the same propesty conveyed to Samuel M. McKissack, and wife, Olivia J. McKissack, by deed from Sammie E. Potter, a widow, of record in Book 3100, page 577, 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 ----------F. R. Webster----------

----------his heirs and assigns, forever.

And we do covenant with the said------F. R. Webster----------

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 the Deed of Trust of record in Book 3109, page 113, the Note for which the purchaser assumes.

And we, Samuel M. McKissack, and wife, Olivia J. McKissack do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ----------F. R. Webster----------

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this Seventh day of October 19 61

Samuel M. McKissack

Olivia J. McKissack

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