K 3285

WARRANTY DEED

For and in consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*

cash and other good and valuable considerations, the receipt of which are hereby acknowledged,

we, Vernon Ray Kistner and wife, Shirley Ann Kistner, *have bargained and sold, and by these presents do transfer and convey unto the said* Shirley Ann Kistner, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 5 on the Map of Section I, Joywood Heights, of record in Book 1130, page 91, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the east side of Oakwood Avenue and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Vernon Ray Kistner and wife, Shirley Ann Kistner, by deed from R. E. Hewitt and wife, Vechel Mae Hewitt, of record in Book 2956, page 463, Register's Office for Davidson County, Tennessee.

*****The conveyance is made subject to Deed of Trust of record in Book 2979, page 573, said Register's Office, as assigned to The Brooklyn Savings Bank, by instrument of record in Book 2980, page 310, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Shirley Ann Kistner, her *heirs and assigns, forever.*

And we *do covenant with the said* Shirley Ann Kistner *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 abovementioned Deed of Trust of record in Book 2979, page 573, Register's Office for Davidson County, Tennessee.

And we, Vernon Ray Kistner and wife, Shirley Ann Kistner, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Shirley Ann Kistner, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 9th *day of* October, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vernon Ray Kistner

Shirley Ann Kistner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frank K. King, Jr. *a Notary Public in and for said County and State,* Vernon Ray Kistner and wife, Shirley Ann Kistner,

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 9th *day of* October *19* 61

Frank K. King, Jr. *Notary Public*

Commission expires 5/11/1963

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