BK 3309

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TEN & NO/100----------
----------($10.00)---------- DOLLARS
cash in hand and other good and valuable considerations paid by Joe P. Peck and wife Anne D. Peck, the receipt of which is hereby acknowledged and the assumption of a loan in the amount of $7,060.13 payable to Guaranty Mortgage Company of Nashville, Tennessee and a note payable to Julian M. Davis and wife, Marion Grove Davis in the amount of $1,382.58

R.D. Yates and wife, Virginia N. Yates
we/ have bargained and sold, and by these presents do transfer and convey unto the said Joe P. Peck and wife, Anne D. Peck
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 17 on the Map showing Hillmont Subdivision as of record in Book 1424, page 37, Register's Office for said County.

Said Lot No. 17 fronts 66.8 feet on the northerly side of Hillmont Drive and runs back between lines, 154 feet on the west line, 194.5 feet on the east line to a dead line in the rear on which it measures 142 feet.

Being the same property conveyed to R. D. Yates and wife, Virginia N. Yates by deed from Julian M. Davis and wife Marion Grove Davis, of record in book 2599, page 149 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 Joe P. Peck and wife Anne D. Peck
their heirs and assigns, forever.

And we do covenant with the said Joe P. Peck and wife, Anne D. Peck
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, R. D. Yates and wife, Virginia N. Yates
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe P. Peck and wife, Anne D. Peck
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of November, 1961

R. D. Yates

Virginia N. Yates

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named R. D. Yates and wife Virginia N. Yates
the 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 office, this 7th day of November, 1961.

Commission expires Jan. 30, 1965

Notary Public

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