K 3310

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 by Robert Wallace Bruce and Peggy Pierson Bruce, receipt of which is hereby acknowledged and in consideration of agreement of said Robert Wallace Bruce and Peggy Pierson Bruce to assume and to pay the unpaid balance of $10,681.56 of a note in the original amount of $15,000.00, with interest at 5% per annum, payable $98.75 per month, secured by deed of trust of record in Book 2915, page 3, RODC., Tenn., we Haworth H. Parks and Sperry K. Parks, have bargained and sold, and by these presents do transfer and convey unto the said Robert Wallace Bruce and Peggy Pierson Bruce, 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. 21 on the Map showing Rich's Resubdivision of certain Lots in Stokes and Marshall's Addition, as of record in Book 547, page 172, said Register's Office.

Said Lot No. 21 fronts 45 feet on the southerly side of Belcourt, formerly Stokes, Avenue, and runs back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to Haworth H. Parks and wife, Sperry K. Parks, by deed from Charles W. Warterfield and wife, Thelma Warterfield, and Peter B. Curlin and wife, Mary H. Curlin, of record in Book 2999, page 517, 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 Wallace Bruce and wife, Peggy Pierson Bruce, their heirs and assigns, forever.

And we do covenant with the said Robert Wallace Bruce and Peggy Pierson Bruce 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 deed of trust of record in Book 2915, page 3, Register's Office for Davidson County, Tennessee.

And we 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 Wallace Bruce and Peggy Pierson Bruce, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9TH day of NOV., 1961.

Haworth H. Parks

Sperry K. Parks

G 41