K 3311

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $ 10.00- -

Ten and No/100- **DOLLARS,** cash in hand paid by Lee E. Pharris and wife, Eva H. Pharris, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by one note dated October 27, 1961, in the original principal amount of $6,800.00, with interest at the rate of 5 plus 1%, payable to Fidelity Federal Savings and Loan Assn. and secured by Deed of trust executed by Willie F. Jackson and wife, Hattie Jackson, to Vaden Lackey, Jr., Trustee, of record in Book 3295, page 479, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Lee E. Pharris and wife, Eva H. Pharris, do hereby assume and agree to pay, we,

WILLIE FARMER JACKSON AND WIFE, HATTIE JACKSON,

have bargained and sold, and by these presents do transfer and convey unto the said

LEE E. PHARRIS AND WIFE, EVA H. PHARRIS,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:** Being part of lot No. 9 on the map showing subdivision of lots Nos. 35, 36 and 37 of the H.B.Chadwell Tract, as of record in Book 547, page 60, Register's Office for said County, being Lot No. 2 on the plan of the unrecorded subdivision of said lot No. 9, described as follows: Beginning at an iron pin in the southwest corner of lot No. 1 on the margin of Idlewild Place and running thence northwardly with the lines of lot No. 1, 223 feet to a fence post; thence northwestwardly 4 feet to a fence post; thence southwest 229 feet to an iron pin on the margin of Idlewild Place; thence with the margin of said street, south 27½ degrees east 16 feet to where the curve begins; thence with the curve on a radius of 80 feet, 91.1 feet to a point where curve ends, central angle being 65 degrees and 15'; thence continuing with margin of Idlewild Place, north 87½ degrees east 70 feet to the point of beginning and containing 4/10 of an acre, more or less. Being the same property conveyed to Willie Farmer Jackson by deed from Martin F. Cooney and wife, Mary J. Cooney of record in Book 2158, page 219, 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 Lee E. Pharris and wife, Eva H. Pharris, their **heirs and assigns, forever.**

And we **do covenant with the said** Lee E. Pharris and wife, Eva H. Pharris, **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 hereinabove set forth.

And we, Willie Farmer Jackson and wife, Hattie Jackson, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Lee E. Pharris and wife, Eva H. Pharris, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 16th **day of** November, 19 61.

Willie Farmer Jackson
Hattie Jackson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lloyd W. Pate, **a Notary Public in and for said County and State, the within named** Willie Farmer Jackson and wife, Hattie Jackson,

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** Madison, **Tennessee, this** 16th **day of** November, 1961.

Commission expires May ... 1963.

Lloyd W. Pate
Notary Public

68948

Warranty Deed

From WILLIE FARMER JACKSON & WIFE, HATTIE JACKSON,

To LEE E. PHARRIS & WIFE, EVA H. PHARRIS.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of NOV A.D. 1961 at 12:42 o'clock P.M.
Recorded in Book 3311 Page 326
Recording Fee $2.00
JAMES P. WILSON, Register

Furnished by
TITLE COMPANY
MADISON, TENN.
Representing
TITLE INSURANCE COMPANY
and
INSURANCE CORPORATION OF PENNSYLVANIA

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