K 3313

For and in consideration of the sum of $ - - - - - ($10.00) - - - - - - - - - - - - - - -
- - Ten dollars cash and other good and valuable considerations - DOLLARS
Cash in hand paid by Jean B. Whitaker, receipt of which is hereby acknowledged, and assume the unpaid balance of a note of record in Book 2990, page 79, Register's Office Davidson, Tenn. Balance as of January 1, 1962 $14,543.35.

We, James T. Zimmerman Sr and wife, Sarah F. Zimmerman

have bargained and sold, and by these presents do transfer and convey unto the said Jean B. Whitaker, for her sole and seprate use, free from the debts, contract, ~~of her present or any future husband, with full power vested in her to sell, mortgage, or otherwise convey as if she were a feme sole~~ her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 86 on the Plan of Sunset View, Section 1, Revised, of record in Book 2663, page 28, Register's Office for said County.

Said Lot No. 86 fronts 140 feet on the northerly margin of Cabin Hill Road and runs back 196.6 feet on the westerly side and 206 feet on the easterly side to a dead line in the rear on which it measures 140.9 feet.

Being the same property conveyed to James T. Zimmerman, Sr and wife, Sarah F. Zimmerman, by deed from F. E. Stratton, Jr and wife, Bettie S. Stratton as of record in Book 2991, page 169, Register's Office Davidson, County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jean B. Whitaker her heirs and assigns, forever.

And we do covenant with the said Jean B. Whitaker 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 set out above.

And we, James T. Zimmerman Sr andwife, Sarah F. Zimmerman do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Jean B. Whitaker her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of December, 1961.

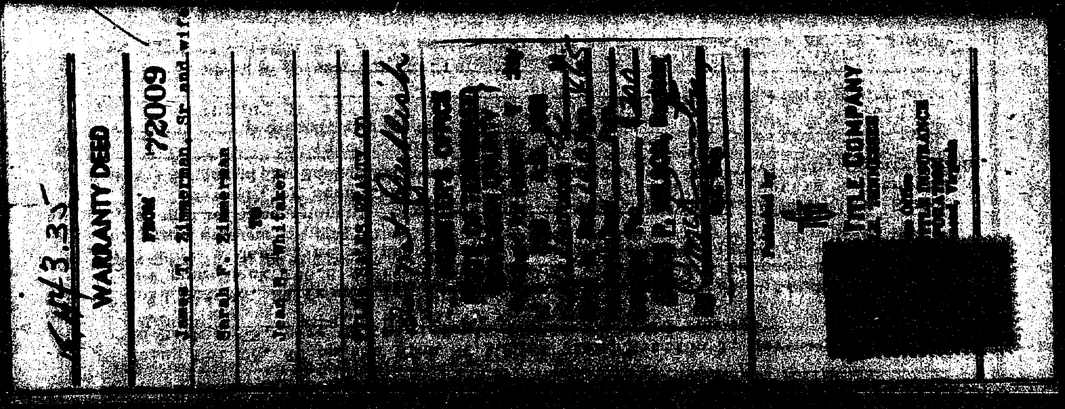
James T. Zimmerman Sr
Sarah F. Zimmerman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, WILLIAM O. SIMPKINS, a Notary Public in and for said County and State, the within named James T. Zimmerman Sr and wife, Sarah F. Zimmerman 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 Nashville, Tennessee, this 1st day of December, 1961

Commission expires 18 August 1964

William O. Simpkins
Notary Public



PG 199