K 3317

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -
TEN-AND-NO/100 - DOLLARS

Cash in hand paid by Irby Leroy Harp and wife, Elizabeth J. Harp, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption and agreement to pay the unpaid balance of a note executed by E. H. Zipperer and wife, Ruth D. Zipperer, to Elbert Gentry, Trustee, of record in Book 2978, page 113, said Register's Office, to secure to Old Hickory Employees Credit Union, payment of one note dated August 13, 1959, for the original principal sum of $5,041.55, payable in monthly installments of $100.00 each, including principal and interest at the rate of one-half of 1% per month; the unpaid balance now being $3,938.27, said monthly payment reduced to $56.00 as of January 1960,

We, E. H. Zipperer and wife, Ruth D. Zipperer,

have bargained and sold, and by these presents do transfer and convey unto the said Irby Leroy Harp and wife, Elizabeth J. Harp

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 4 and the westerly part of Lot No. 5 in Block "H" on the Plan of Forest Park Subdivision at Madison, of record in Book 243, page 47, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 65 feet on the southerly side of Maple Street, and run back between parallel lines 324 feet 6 inches on the westerly line and 337 feet, more or less, on the easterly line, to a dead line measuring 65 feet thereon.

Being the same property conveyed to E. H. Zipperer and wife, Ruth D. Zipperer, by deed from Lloyd Bowles, Executor, of record in Book 2930, page 201, 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 Irby Leroy Harp and wife, Elizabeth J. Harp their heirs and assigns, forever.

And we do covenant with the said Irby Leroy Harp and wife, Elizabeth J. Harp 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 herein setout.

And we, E. H. Zipperer and wife, Ruth D. Zipperer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Irby Leroy Harp and wife, Elizabeth J. Harp their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of January, 19 62

E. H. Zipperer

Ruth D. Zipperer

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