K 3344

WARRANTY DEED

For and in consideration of the sum of seven thousand and no/100----------
----------($7,000.00)----------*DOLLARS*

cash in hand paid by Sam Davis Patterson and wife, Martha Patterson, receipt of which is hereby acknowledged,

we, Ernest Tap Piper and wife, Elsie M. Piper
have bargained and sold, and by these presents do transfer and convey unto the said Sam Davis Patterson and wife, Martha Patterson, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lots Nos. 89, 90 and the westerly 12 feet of lot No. 91 on the map of Thornby Place, as of record in book 332, page 3, Register's Office for said County.
Said lots Nos. 89, 90 and part of lot No. 91 front together 246 feet on the northerly side of Carter Avenue or Street and run back 150 feet on the easterly line and 153 feet, more or less, on the westerly line, with the easterly margin of the right-of-way of the L. & N. Railroad to an alley, measuring 185 feet thereon.
Being the same real property conveyed to Ernest Tap Piper and wife, Elsie M. Piper by deed from E. S. Powell and wife, dated April 27, 1946, filed May 2, 1946, and recorded in book 1369, page 194, said Register's Office.
This conveyance is made subject to an easement of record in book 2096, page 423, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sam Davis Patterson and wife, Martha Patterson, their *heirs and assigns, forever.*

And we *do covenant with the said* Sam Davis Patterson and wife, Martha Patterson *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 for taxes for the year 1962 which are prorated and assumed by purchasers.

And we, Ernest Tap Piper and wife, Elsie M. Piper
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Sam Davis Patterson and wife, Martha Patterson, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand*s *this* 2nd *day of* March, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest Tap Piper
Elsie M. Piper

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, WADE SAIN, *a Notary Public in and for said County and State,* Ernest Tap Piper and wife, Elsie M. Piper

the within named 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* 6th *day of* March, *1962.*

Wade Sain *Notary Public*

My commission expires April 25, 1964

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