K 3371

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 Ann Drake Tipton, receipt of which is hereby acknowledged,

I, Florine B. Owen

have bargained and sold, and by these presents do transfer and convey unto the said Ann Drake Tipton, for her sole and seprate use, free from the debts and contracts, ~~of her present, or any future husband, with full power vested in her to sell,~~ her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

mortgage or otherwise convey, as if she were a feme, sole,

Being the westerly part of Lot No. 111 inthe waverly Land Company's Plan of lots called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County, Described as follows:

BEGINNING at the northeast corner of Benton Avenue, formerly Harewood Avenue, and a 20-foot alley, and runs thence eastwardly with the north margin of said Benton Avenue, 60 feet; thence in a norherly direct on 170 feet more or less to the southerly margin of an alley; thence westwardly with said alley 75 fee to the easterly margin of said first named 20-foot alley; thence southwardly with the easterly margin of said alley, 168.2 feet to the point of beginning.

Being the same property conveyed to Florine B. Owen, sole and separate estate, by deed from Samuel R. Owen, as of record in Book 1236, page 583, 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 Ann Drake Tipton her heirs and assigns, forever.

And I do covenant with the said Ann Drake Tipton that I am lawfully seized and possessed of said land in fee-simple; have a good right to convey it, and the same is unencumbered.

And I, Florine B. Owen do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said Ann Drake Tipton her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 10th day of April 19 62

Florine B. Owen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth B. Gaston, a Notary Public in and for said County and State, the within named Florine B. Owen the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of April 19 62

Commission expires May 11, 1965

Ruth B. Gaston
Notary Public

WARRANTY DEED

FROM 94238

Florine B. Owen

TO

Ann Drake Tipton

FILE: SALES REALTY CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of APR A.D. 1962 at 2:33 o'clock M.
Noted in Book 3 Page 272
Recorded in Book Page
Fee $2.50
WILSON, Register
Deputy Reg.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.