K 3398

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of two thousand four hundred and no/100 ($2,400.00) ---------- DOLLARS cash in hand paid by the grantees, Robert T. Payne and wife Carrie L. Payne, receipt of which is hereby acknowledged,

We, James N. Luton and wife, Edith H. Luton have bargained and sold, and by these presents do transfer and convey unto the said Robert T. Payne and wife, Carrie L. Payne their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 20 on the Plan of the Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for avidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the southwesterly side of 32nd Avenue South, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James N. Luton by deed from J. H. Reed and wife, of record in Book 784, page 374, 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 Robert T. Payne and wife, Carrie L. Payne their heirs and assigns, forever.

And we do covenant with the said Robert T. Payne and wife, Carrie L. Payne 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 liens for 1962 taxes which have been prorated and payment thereof assumed by the grantees.

And we, James N. Luton and wife, Edith H. Luton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert T. Payne and wife, Carrie L. Payne, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of May, 1962

James N. Luton

Edith H. Luton

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