K 3398

WARRANTY DEED — THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11,200.00 ----------

Fourteen Thousand, Two Hundred and No/100---------- DOLLARS

Cash in hand paid by Francis E. Hipkins and wife, Lily Frances Hipkins, the receipt of which is hereby acknowledged, we,

HARRY G. GRAHAM and H. B. SHEETS

have bargained and sold, and by these presents do transfer and convey unto the said Francis E. Hipkins and wife, Lily Frances Hipkins

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. 287 on the Plan of Charlotte Park, Section XI, as of record in Book 2900, page 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 287 beginning at a point in the northwesterly margin of Annex Avenue, common corner of Lots Nos. 287 and 288; thence with the line between said two lots, northwesterly 150 feet to a point; thence northeasterly 83.0 feet to a point in the southwesterly margin of River Rouge Drive; thence with the margin of said Drive southeasterly 125.0 feet to a point; thence around a curve southerly 39.3 feet to a point in the northwesterly margin of Annex Avenue; thence with the margin of said Avenue southeasterly 58.0 feet to the point of beginning.

Being part of the same property conveyed to Harry G. Graham and H. B. Sheets by deed from Consolidated Developments, Inc., of record in Book 3066, page 540, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Francis E. Hipkins and wife, Lily Frances Hipkins their heirs and assigns, forever.

And we do covenant with the said Francis E. Hipkins and wife, Lily Frances Hipkins 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 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And we, HARRY G. GRAHAM and H. B. SHEETS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Francis E. Hipkins and wife, Lily Frances Hipkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of May, 19 62

Harry G Graham

H B Sheets

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