K 3401

Book 3101 Page 634

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Six Thousand, One Hundred Eighty-nine and 76/100 ($6,189.76)---------- DOLLARS of which $350.00 has been paid in cash by James Hollis Pippin and wife, Sylvia Pauline Pippin, and for the remainder of $5,839.76, the said James Hollis Pippin and wife, Sylvia Pauline Pippin assume and agree to pay the balance of a note secured by the property herein conveyed by deed of record in Book 3,000, Page 262, Register's Office for Davidson County, Tennessee,

we, B. W. Gillespie and wife, Pearl Jones Gillespie, have bargained and sold, and by these presents do transfer and convey unto the said James Hollis Pippin and wife, Sylvia Pauline Pippin, 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 the easterly 50 feet of Lot No. 24 on the Plan of Trinity Heights, as of record in book 332, page 4, Register's Office for said County.

Said part of Lot No. 24 fronts 50 feet on the northerly side of Edwin Avenue, and extends back between parallel lines 166 feet to an alley.

Being the same real property conveyed to B. W. Gillespie and wife, Pearl Jones Gillespie, by deed from J. W. Gibson, dated July 27, 1960, filed July 28. 1960, and recorded in book 3101, page 635, 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 James Hollis Pippin and wife, Sylvia Pauline Pippin, their heirs and assigns, forever.

And we do covenant with the said James Hollis Pippin and wife, Sylvia Pauline Pippin, 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 shown and 1962 taxes, which the buyers, James Hollis Pippin and wife, Sylvia Pauline Pippin, hereby assume and agree to pay.

And we, B. W. Gillespie and wife, Pearl Jones Gillespie, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Hollis Pippin and wife, Sylvia Pauline Pippin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23 day of June, 19 62

B W Gillespie

Pearl Jones Gillespie

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