K 3402

WARRANTY DEED

For and in consideration of the sum of $700.00
SEVEN HUNDRED AND NO/100 - *DOLLARS*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable including the assumption of the obligation to pay the present balance due under a certain deed of trust of record in Book 2666, page 291 in the Register's Office for Davidson County, Tennessee, we, Robert Wayne Nichols and wife, Edith Nichols,

have bargained and sold, and by these presents do transfer and convey unto the said Ethel M. Trotter, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in said County being Lot No. 32 on the Map of Airport Estates, as of record in Book 1130, page 83 in the Register's Office for said County, and described according to a survey by Hal R. Swann, Jr., Surveyor, dated September 20, 1948, as follows:

Said Lot No. 32 fronts 69.6 feet on the south side of Parry Drive and runs back 160.4 feet on the westerly line and 160.6 feet on the easterly line, to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Robert Wayne Nichols and wife, Edith Nichols, by deed from Lewis G. Lindsey and wife, Dannie J. Lindsey, as of record in Book 2606, page 146 in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ethel M. Trotter, her *heirs and assigns, forever.*

And we *do covenant with the said* Ethel M. Trotter *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 mentioned.

And we, Robert Wayne Nichols, and wife, Edith Nichols, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ethel M. Trotterm her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands* this 28th *day of* June, 1962, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert Wayne Nichols
Edith Nichols

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frank M. Newman, *a Notary Public in and for said County and State,* Robert Wayne Nichols and wife, Edith Nichols,

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 Donelson, *Tennessee, this* 28th *day of* June, 1962.

Frank M. Newman *Notary Public*

Commission expires 27 Oct 1962

DAVIDSON COUNTY, TENN. STATE TAX PAID

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