K 3404

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $9,776.91

NINETY SEVEN HUNDRED SEVENTY SIX AND 91/100---------- DOLLARS

OF WHICH SUM $1,500.00 HAS BEEN PAID IN CASH BY CHARLES H. QUARLES AND WIFE, LUCILE W. QUARLES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE IN THE SUM OF $8,276.91, THE GRANTEES ASSUME A LOAN SECURED BY DEED OF TRUST TO JON W. MURPHREE, TRUSTEE, OF RECORD IN BOOK 2566, PAGE 63, R.O.D.C., TENNESSEE, TO SECURE PAYMENT OF $9,250.00 PLUS INTEREST, OWING TO MURPHREE MORTGAGE COMPANY.

WE, OTTO BURORD QUINN, JR. AND WIFE, BARBARA G. QUINN

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES H. QUARLES AND WIFE, LUCILE W. QUARLES, 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. 14, BLOCK "B", HAYESBORO DEVELOPMENT COMPANY'S HAYESBORO SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 14 FRONTS 90 FEET ON THE NORTHERLY SIDE OF HAYESBORO AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 175 FEET TO A DEAD LINE ON WHICH IT MEASURES 68 FEET.
BEING THE SAME PROPERTY CONVEYED TO OTTO BUFORD QUINN, JR. AND WIFE, BARBARA G. QUINN, BY DEED FROM HOWARD F. MICKLE AND WIFE, DEWENA S. MICKLE, OF RECORD IN BOOK 2594, PAGE 123, 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 CHARLES H. QUARLES AND WIFE, LUCILE W. QUARLES, THEIR heirs and assigns, forever.

And WE do covenant with the said CHARLES H. QUARLES AND WIFE, LUCILE W. QUARLES 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 SET FORTH ABOVE.

And WE, OTTO BUKORD QUINN, JR. AND WIFE, BARBARA G. QUINN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLES H. QUARLES AND WIFE, LUCILE W. QUARLES, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 13TH day of JULY, 19 62

Otto Buford Quinn Jr.

Barbara G. Quinn

G 327