K 3406

# WARRANTY DEED

*For and in consideration of the sum of* Seven Thousand & Eight Hundred ($7,800.00) *DOLLARS*

cash in hand paid by the vendees, the receipt of which is hereby acknowledged, we,

James C. Pickett and wife, Lois T. Pickett

*have bargained and sold, and by these presents do transfer and convey unto the said* William H. Keesee and wife, Charlotte Keesee, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lots Nos. 301 and 302 on the Map of Oakwood Park Subdivision, of record in Book 421, page 12, Register's Office for said County, described according to a survey by T.R. Sanford, Surveyor, dated July 2, 1962, as follows:

Said lots adjoin and front together 62 feet on the west side of North 8th Street(according to actual field measure 67 feet) and run back between parallel lines, along the north margin of Evanston Avenue, 165 feet to a 15 foot alley in the rear, including but excluding therefrom, however, a triangle consisting of 74 square feet, more or less, that was conveyed to The Nashville Housing Authority by deed from Lee Russell and wife, of record in Book 3280, page 457, said Register's Office, said triangle being at the northwest corner of North 8th Street and Evanston Avenue as shown on the recorded plan.

Being part of the property conveyed to James C. Pickett and wife, Lois T. Pickett, by deed from Lee Russell and wife, of record in Book 3340, page 115, 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* William H. Keesee and wife, Charlotte Keesee, their *heirs and assigns, forever.*

*And* we *do covenant with the said* William H. Keesee and wife, Charlotte Keesee *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 applicable zoning laws, and 1962 city, state and county taxes, which taxes have been pro-rated and are assumed by the vendees.

*And* we, James C. Pickett and wife, Lois T. Pickett *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William H. Keesee and wife, Charlotte Keesee, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 25th *day of* July 1962, *in the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C Pickett
James C. Pickett
Lois T. Pickett
Lois T. Pickett

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* John C. Jefferds Jr., *a Notary Public in and for said County and State,* James C. Pickett and wife, Lois T. Pickett

*the bargainer(s) with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my official seal at* Nashville, Davidson County, *Tennessee, this* 25th *day of* July 1962 *.*

John C. Jefferds Jr.
*Notary Public*

*Commission expires* March 22, 1965

G 383