K 3429

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100- DOLLARS and other good and valuable consideration cash in hand paid by Robert M. Northern and wife, Mildred Northern, receipt of all of which is hereby acknowledged and in further consideration of the said Robert M. Northern and wife, Mildred Northern assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Henry J. Blevins and wife, Dorothy H. Blevins, to T. I. Holman Jr., Trustee, of record in Book 3050, page 259, Register's Office for Davidson County, Tennessee, to secure First Federal Savings and Loan Association of Nashville, the payment of one note dated March 30, 1960, in the original principal amount of $13,000.00, payable in monthly installments of $81.90 each, including principal and interest at the rate of 5 3/4% per annum, beginning April 1st, 1960, balance March 1st, 1985.

We, Henry J. Blevins and wife, Dorothy H. Blevins have bargained and sold, and by these presents do transfer and convey unto the said Robert M. Northern and wife, Mildred Northern 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 westerly 20 feet of Lot No. 10 and the easterly 55 feet of Lot No. 9, Block "B" on the Map of Walter Stokes Home Place, of record in Book 974, page 92, Register's Office for said County, and described according to a copy of a survey thereof made January 27, 1941, by Blanchard and Parrish, Engineers, as follows:

Beginning at a point in the northerly margin of Lombardy Avenue at an iron stake 559.5 feet west of the westerly margin of Brightwood Avenue, as measured along the north margin of Lombardy Avenue around a curve; thence Northerly 175 feet to an iron stake, which stake is 351.3 feet west of the right of way of the Tennessee Central Railroad as measured along the north line of said Subdivision; thence westerly 75 feet to a point; thence southerly 175 feet to an iron stake in the north margin of Lombardy Avenue; thence with the margin of the same, easterly 75 feet to the point of beginning.

Being the same property conveyed to Henry J. Blevins and wife, Dorothy H. Blevins by deed from Jackson B. White III, and wife, Alice Bailey Maddux White, of record in Book 3034, page 423, 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 Robert M. Northern and wife, Mildred Northern their heirs and assigns, forever.

And we do covenant with the said Robert M. Northern and wife, Mildred Northern 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.

And we, Henry J. Blevins and wife, Dorothy H. Blevins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert M. Northern and wife, Mildred Northern, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of August, 1962.

[signature] [signature] Henry J. Blevins

[signature] Constance S. Clinton [signature] Dorothy H. Blevins

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