K 3435

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100

($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, Jas. D. Waller and wife, Annie M. Waller, have assumed and agreed to pay the unpaid balance of $8,054.06 of a note dated February 8, 1962, in the original principal sum of $8,150.00, payable in monthly installments and secured by a deed of trust of record in Book 3352, page 77, Register's Office for Davidson County, Tennessee,

we, Alfred R. Flautt and wife, Clara Flautt, have bargained and sold, and by these presents do transfer and convey unto the said James D. Waller and wife, Annie M. Waller, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 3 on the Map of S. W. McGill's resubdivision of Lot No. 69, Waverly Place, as of record in Book 332, page 80, Register's Office for said County, described as follows:

Beginning at the southeast corner of Douglas Avenue, formerly Kirkman Avenue, and an alley, being the northwest corner of said Lot No. 3; thence with the southerly margin of Douglas Avenue, formerly Kirkman Avenue, in a northeasterly direction 70 feet to the corner of Lots Nos. 2 and 3 on said Plan; thence with the line between said two lots, southwardly 154 feet to the north line of Lot No. 70 on the original Plan of Waverly Place; thence with said line westwardly 60 feet to the easterly margin of said alley; thence with said alley northwardly 112 feet to the beginning.

Being the same property conveyed to Alfred R. Flautt and wife, Clara Flautt, by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 3341, page 281, 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 James D. Waller and wife, Annie M. Waller, their heirs and assigns, forever.

And we do covenant with the said James D. Waller and wife, Annie M. Waller, 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 1962 taxes which are assumed by grantees, and as above set forth.

And we, the said grantors, 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 D. Waller and wife, Annie M. Waller, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of September, 1962

Alfred R. Flautt

Clara Flautt

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