K 3435

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of 11,950.00

ELEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100-------DOLLARS OF WHICH SUM, $1,000.00 HAS BEEN PAID IN CASH BY WALTER W. PETTY AND WIFE, GRACE ADAIR PETTY, AND FOR THE REMAINDER THE SAID GRANTEES ASSUME AND AGREE TO PAY A NOTE BALANCE OF $5,674.08, SECURED BY DEED OF TRUST EXECUTED BY JAMES H. ROBERTS, JR., ET UX, TO MARVIN K. BARRY, TRUSTEE, OF RECORD IN BOOK 1896, PAGE 71, RODC, TENN., TO SECURE COMMERCE UNION BANK ONE NOTE DATED SEPT. 1, 1960, FOR $8,700, WITH INTEREST AT 4½% PER ANNUM; AND, WE HAVE EXECUTED OUR SECOND MORTGAGE NOTE IN THE AMOUNT OF $5,275.92, DATED SEPT. 29, 1962, PAYABLE TO BATEY & COARSEY, ON OR BEFORE SEPT. 29, 1963, PLUS INTEREST AT RATE OF 5% PER ANNUM.

WE, JAMES H. ROBERTS JR. AND WIFE, RUTH D. ROBERTS

have bargained and sold, and by these presents do transfer and convey unto the said WALTER W. PETTY AND WIFE, GRACE ADAIR PETTY, 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. 27 ON THE MAP OF DUGGER HEIGHTS, NO. 2, OF RECORD IN BOOK 1424, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 27 FRONTS 70 FEET ON THE SOUTH SIDE OF SHERIDAN DRIVE AND RUNS BACK BETWEEN LINES, 237.7 FEET ON THE WEST LINE AND 237.1 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 70 FEET.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. ROBERTS JR. AND WIFE, RUTH D. ROBERTS, BY DEED FROM HARWOOD HOMES, INC., OF RECORD IN BOOK 1905, PAGE 169, 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 WALTER W. PETTY AND WIFE, GRACE ADAIR PETTY, THEIR heirs and assigns, forever.

And WE do covenant with the said WALTER W. PETTY AND WIFE, GRACE ADAIR PETTY 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, JAMES H. ROBERTS JR. AND WIFE, RUTH D. ROBERTS do further covenant and bind OUR ~~SELVES~~, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said WALTER W. PETTY AND WIFE, GRACE ADAIR PETTY, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of September, 1962

James H. Roberts Jr.

Ruth D. Roberts

27, Sept 1963

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