K 3501

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 paid, including the transfer of certain property to the grantors, the receipt of all of which is hereby acknowledged, and in further consideration that the said Leona A. Haynes, assumes and agrees to pay a note in the present principal balance of $ 8,203.85 due to Fidelity Federal Savings & Loan Association, as required by a deed of trust, executed by Jack Hopper and wife, Mary F. Hopper, to Louis Leftwich, Jr., Trustee, of record in Book 2621, page 393, Register's Office for Davidson County, Tennessee;

We, JACK HOPPER and wife, MARY F. HOPPER,

have bargained and sold, and by these presents do transfer and convey unto the said LEONA A. HAYNES, a widow,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 69 on the unrecorded Plat of the Second Revision of the Moncrief Subdivision of the northern part of the Allen Mathes lands at Goodlettsville.

Said Lot No. 69 fronts 100.9 feet on the west side of Moncrief Avenue, and runs back on its north line South 61°46' East 785.5 feet, and runs back on its south line, South 61°46' East 722 feet, and measures 123.4 feet on its rear line.

Being the same property conveyed to Jack Hopper and wife, Mary F. Hopper, by deed from Kirby Clifton and wife, Mary L. Clifton, of record in Book 2647, page 479, said Register's Office.

Said premises are conveyed subject to 1963 Taxes which have been pro-rated and will be paid by the purchasers; and subject to Restrictions of Record in Book 2636, Page 275, 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 Leona A. Haynes, her heirs and assigns, forever.

And we do covenant with the said Leona A. Haynes 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 stated herein.

And we, Jack Hopper and Mary F. Hopper, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leona A. Haynes, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12 day of January, 1963

Jack Hopper

Mary F. Hopper

G 233