K 3502

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 inhand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the grantee, Charles Ray McCoy, has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Douglas Henry Shipe and wife, to Miller Kimbrough, Trustee, of record in Book 2614, page 335, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantee.

We, Harold B. Avriett and wife, Eunice L. Avriett have bargained and sold, and by these presents do transfer and convey unto the said Charles Ray McCoy his 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. 63 on the Plan of Kemper Heights Section II, asof record in Book 2331, page 104, Register's Office for said County.

Said Lot No. 63 fronts 70 feet on the northerly side of Tuckahoe Drive and extends back between lines 230.1 feet on the westerly line and 196.4 feet on the easterly line to a dead line in the rear on which it measures 103.7 feet.

Being the same property conveyed to Harold B. Avriett and wife, Eunice L. Avriett, by deed from Douglas Henry Shipe and wife, Mary G. Shipe, of record in Book 2739, page 327, 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 Charles Ray McCoy his heirs and assigns, forever.

And we do covenant with the said Charles Ray McCoy 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 here in above set out.

And we, Harold B. Avriett and wife, Eunice L. Avriett do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Ray McCoy his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 18th day of January, 19 63

Harold B Avriett

Eunice L Avriett

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