K 3502

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $12,750.00

Twelve Thousand, Seven Hundred, Fifty and no/100 ---------- DOLLARS

Cash in hand paid by John S. Pierce and wife, Billie C. Pierce, the receipt of which is hereby acknowledged, we M.T. Melvin and wife, Mary T. Melvin

_____ have bargained and sold, and by these presents do transfer and convey unto the said John S. Pierce and wife, Billie C. Pierce

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. 209 on the Plan of Hermitage Estates, of record in Book 3300, page 71, Register's Office for said County.

Said Lot No. 209 fronts 76.58 feet on the southerly side of Belinda Drive and extends back 150 feet on the westerly line and 183.4 feet on the easterly line to a dead line in the rear on which it measures 98 feet.

Being part of the property conveyed to M.T. MELVIN by deed from A.H. Johnson, Trustee, of record in Book 3462, page 325, said Register's Office.

This coveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John S. Pierce and wife, Billie C. Pierce their heirs and assigns, forever.

And we do covenant with the said John S. Pierce and wife, Billie C. Pierce 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 for 1963 taxes which have been prorated and are hereby assumed by purchaser.

And we, M.T. Melvin and wife, Mary T. Melvin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John S. Pierce and wife, Billie C. Pierce their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of January, 19 63

M T Melvin

Mary T. Melvin

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