K 3502

For and in consideration of the sum of TEN ($10.00)

DOLLARS

cash in hand paid and other good and valuable considerations

I, Viola Haden, a widow, my son,

have bargained and sold, and by these presents do transfer and convey unto Robert B. Haden and wife, Janine A. Haden, and to the survivor of them

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

Situated and being in the 7th Civil District of said Davidson County, Tennessee, and beginning at Armstrong Allen's N. E. corner, formerly Weavers' line in the center of Lone Oak Road, running thence Northerly with the center of said Road 210 feet; thence Westerly and between parallel lines 745 feet, more or less to Luck's East line; thence with his East line, Southerly, 210 feet to Armstrong Allen's N. W. corner; thence with Armstrong Allen's North line, Easterly 745 feet, more or less, to the place of beginning.

Being the same property conveyed to J. Trousdale Haden et ux by deed from Mrs. Mary D. Moore of record in Book 596, page 200, Register's Office of Davidson County, Tennessee. The said J. Trousdale Haden died January 18, 1963.

The said Viola Haden expressly reserves a life estate in said premises for and during her natural life with right to occupy and use said premises as she may see fit.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert B. Haden and wife, Janine A. Haden, and to the survivor of them their *heirs and assigns, forever.*

And I *do covenant with the said* Robert B. Haden and wife, Janine A. Haden *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by the life estate reserved to me hereinabove.

And I, Viola Haden, a widow, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert B. Haden and wife, Janine A Haden their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand* this 25th *day of* January *, 19* 63 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer, on said day and date.*

Viola P. Haden
Viola Haden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ann Lloyd
for said County and State, Viola Haden, a widow

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville
this 24th *day of* January *, 19* 63

My Commission Expires Oct. 20, 1965 *Notary Public*

44521

WARRANTY DEED

FROM

VIOLA HADEN, A WIDOW

TO

ROBERT B. HADEN ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 25 day of JAN A.D. 19 63
at 11:30 o'clock A.M.
Noted in Book 4 Page 34
Recorded in Book 1 Page 200
Recording Fee $2.00
Deputy Register

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

G 453