BK 3508

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - $10.00 - - - - - - - -
- - - - - TEN AND NO/100 - - - - - - - - - DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $10,000.00, executed by Charles E. Hastings, Jr. and wife Elizabeth L. Hastings, payable to the order of Murphree Mortgage Company, dated March 15, 1954, and secured by deed of trust to John W. Murphree, Trustee, of record in book 2238, page 185, R.O.D.C. Tennessee,

we, Ralph Stevens and wife Mildred W. Stevens

have bargained and sold, and by these presents do transfer and convey unto the said John I. Dickson

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

Being lot No. 78 on the Plan of Cloverdale, Section II and Revision of lots 21 and 22, Section I, as of record in book 2133, page 58, Register's Office for said County.
Said lot No. 78 fronts 85 feet on the northeasterly side of Larimore Drive and runs back 257.2 feet on the northwesterly line and 241.6 feet on the southeasterly line to a broken line in the rear, measuring 112.8 feet thereon.
Being the same property conveyed to Ralph Stevens and wife Mildred W. Stevens by deed from Felix G. McLain and wife Julia P. McLain, of record in book 3218, page 489, R.O.D.C. 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 John I. Dickson

his heirs and assigns, forever.

And we do covenant with the said John I. Dickson

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 above set out.

And We, Ralph Stevens and wife Mildred W. Stevens

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 I. Dickson

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of March, 1963

Ralph Stevens

Wife Mildred W. Stevens

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