K 3530

WARRANTY DEED

For and in consideration of the sum of FOUR THOUSAND AND 00/100 ($4,000.00)------
----------*DOLLARS*
cash in hand to us paid by C. K. Jackson and wife, Vivien Joan Jackson, the receipt of which is hereby acknowledged,

we, P. M. Chaffin and wife, Ruby Chaffin, *have bargained and sold, and by these presents do transfer and convey unto the said* C. K. Jackson and wife, Vivien Joan Jackson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

A small tract in the 9th, formerly 14th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Subdivision of the J. C. Satterfield Farm, as of record in Book 421, page 135, Register's Office for said County, and described according to a copy of a survey thereof, made by Ralph W. C. Lambert, Surveyor on May 27, 1956, as follows: BEGINNING at an iron pin on the easterly margin of Harding Road or Highway 100, said pin being 330 feet north of an iron pin at the common corner of Lots Nos. 3 and 4; thence south 63° 40' east 669 feet to an iron pin; thence north 33° 30' east 200 feet to an iron pin; thence north 63° 35' west 660 feet to an iron pin on the easterly margin of Harding Road; thence with the margin of the same south 35° 30' west 200 feet to the beginning. Being the same property conveyed to P. M. Chaffin and wife, Ruby Chaffin, by deed from John T. Price, Jr. and wife, of record in Book 3136, page 199, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed of record in Book 2361, page 534, 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 C. K. Jackson and wife, Vivien Joan Jackson, their *heirs and assigns, forever.*

And we *do covenant with the said* C. K. Jackson and wife, Vivien Joan Jackson, *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 by 1963 taxes which are prorated and assumed by grantees.

And we, P. M. Chaffin and wife, Ruby Chaffin, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. K. Jackson and wife, Vivien Joan Jackson, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 27th *day of* March, *19*63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

P. M. Chaffin

Ruby Chaffin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* P. M. Chaffin and wife, Ruby Chaffin,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 27th *day of* March, *19*63.

[illegible] *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires Jan 27, 1964

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