K 3537

WARRANTY DEED

For and in consideration of the sum of ($10.00) Ten and No/100 *DOLLARS*
Cash in hand paid by Felix Ewing Murff and wife, Rosa Elizabeth Murff, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note in the principal balance of $8,200.00 payable to Fidelity Federal Savings and Loan Association as specified therein.

We, Alvin L. Escue and George B. Escue *have bargained and sold, and by these presents do transfer and convey unto the said* Felix Ewing Murff and wife, Rosa Elizabeth Murff their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being a part of Lot #14 on the plan of E. A. Lindsley Subdivision, as of record in Book 547, page 144, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Ben Allen Road at the southeast corner of said Lot #14; thence westerly with the northerly margin of said Ben Allen Road 75 feet; thence northerly 309 feet, more or less, to a point which is 242 feet east of the east margin of Hillside Avenue; thence easterly 75 feet along a line which is parallel to, and 65 feet south of the north line of the property conveyed to M. H. Webb by deed from Henry Phillips Wills and wife, as of record in Book 3280, page 493, Register's Office for Davidson County, Tennessee; thence southerly along the east line of said Lot #14 272 feet, more or less, to the point of beginning.

Being the same property conveyed to Alvin L. Escue and George B. Escue by deed from J. A. Webb and wife, Mary Catherine Webb, as of record in Book _____, Page_____, 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 Felix Ewing Murff and wife, Rosa Elizabeth Murff their *heirs and assigns, forever.*

And we *do covenant with the said* Felix Ewing Murff and wife, Rosa Elizabeth Murff *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 herein stated and 1963 taxes which have been pro rated and assumed by the Purchasers.

And We, Alvin L. Escue and George B. Escue *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Felix Ewing Murff and wife, Rosa Elizabeth Murff their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands *this* 27th *day of* April, *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.*

Alvin L Escue
George B Escue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* Alvin L. Escue and George B. Escue, *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* April, *19* 63.

Mack H. Webb *Notary Public*

Commission expires 10/24/64

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