K 3537

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

cash in hand paid to me by HERMAN E. WITT and wife, MATTIE LOU WITT, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, I, MARY BRAZELTON HORTON

have bargained and sold, and by these presents do transfer and convey unto the said HERMAN E. WITT and wife, MATTIE LOU WITT, 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. 4 on the Map of the Subdivision of Theo W. Eckhardt's Subdivision of Lots Nos. 66 and 77 of Waverly Place, as of record in Book 421, page 177, Register's Office for said County.

Said lot fronts 50 feet on the west side of Douglas or Kirkland Avenue and runs back between lines, 290.5 feet on the north line and 295 feet more or less on the south line to an alley in the rear on which it measures 22.5 feet.

Being property devised to Mary Brazellton (Brazelton) Horton, as devisee under the Will of Mrs. Joanna Hart, deceased, whose Will is of record in Will Book 77, page 535, County Court Clerk's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HERMAN E. WITT and wife, MATTIE LOU WITT, their heirs and assigns, forever.

And I do covenant with the said HERMAN E. WITT and wife, MATTIE LOU WITT, 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 taxes for the year 1963, which have been pro-rated as of the date of this Deed and are assumed by Grantees.

And I, MARY BRAZELTON HORTON, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said HERMAN E. WITT and wife, MATTIE LOU WITT, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 7 day of May, 1963.

Mary Brazelton Horton

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