K 3537

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)

DOLLARS

and other good and valuable consideration and the assumption of a First Deed of Trust Note, in the original amount of $14,600.00, evidenced by a First Deed of Trust of record in Trust Book No. 2943, Page 551 Register's Office of Davidson County, by the Grantee, James Marvin Hopper and wife, Jane Hornsby Hopper.

Frank Bond Dodson and wife Shirley Ann Dodson *have bargained and sold, and by these presents do transfer and convey unto the said* James Marvin Hopper and wife, Jane Hornsby Hopper

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

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Elysian Meadows Addition, Section 2, of record in Book 2663, page 101, Register's Office for said County.

Said Lot No. 50 fronts 85 feet on the southerly side of Merrill Lane and extends back 205.6 feet on the easterly line and 207.4 feet on the westerly line to a dead line measuring 85.2 feet thereon.

Being the same property as conveyed to Frank Bond Dodson and wife Shirley Ann. Dodson, by deed from Jack L. Corn and Foster L. Corn Jr. of record in Deed Book 2926, page 214, Register's Office of Davidson County. The aforesaid Jack L. Corn and Foster L. Corn Jr., by deed from Gain's and Gain's Construction Company Incorporated of record in Book 2924, page 261, Register's Office of Davidson County.

This property has improvements; 4813 Merrill Lane, Nashville, Tennessee, taxes on said property shall be prorated between the parties and the escrow fund held for this purpose by Kimbrough-Lavanaugh shall be assigned to said Grantees by aforesaid Granvors.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Marvin Hopper and wife, Jane Hornsby Hopper, their *heirs and assigns, forever.*

And we *do covenant with the said* James Marvin Hopper and wife, Jane Hornsby Hopper *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 for the aforesaid First Deed of Trust Note which the Grantee expressly assumes.

And we, Frank Bond Dodson and wife, Shirley Ann Dodson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Marvin Hopper and wife, Jane Hornsby Hopper, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 30th *day of* April, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank Bond Dodson

Shirley Ann Dodson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

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

Witness my hand and official seal at ..... Tennessee, *this* ..... *day of* ..... 19 .

..... *Notary Public*

Commission expires .....

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