BK 3571

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100----------

----------($10.00)----------**DOLLARS**

cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, including the assumption of the balance due under a deed of trust of record in Book 2238, page 23, Register's Office for Davidson County, Tennessee.

The Union Acceptance Corporation, a Tennessee corporation, has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Clovis C. Nash, and wife, Grace O. Nash, 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. 2 on the Plan of Section One, Woodycrest, as of record in Book 1035, page 25, in the Register's Office for said county, and described as follows:

Beginning at a point in the north margin of Hutton Drive at the corner of lots 2 and 3, thence along the margin of said drive, westerly 81.63 feet to a concrete monument, and continuing along the margin of said drive, westerly 68.48 feet to a concrete monument at the beginning of a curve; thence around said curve, northeasterly 31.42 feet to a concrete monument in the east margin of Woodycrest Avenue, thence northerly with the margin of said avenue, 125 feet to the corner of lots 1 and 2; thence with the line between said lots, easterly 130 feet to a point, a corner of lots 1, 2 and 3; thence southerly with the line between lots 2 and 3, 150.2 feet to the beginning.

Being the same property conveyed to The Union Acceptance Corporation by deed from John W. Burke, Jr., and wife, Peggy D. Burke, of record in Book 3405, page 127, Register's Office for Davidson County, Tennessee.

This property is improved and known as 1020 Hutton Drive, Nashville, 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 Clovis C. Nash, and wife, Grace O. Nash, their

heirs and assigns, forever.

And it does **covenant with the said** Clovis C. Nash, and wife, Grace O. Nash,

that it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And The Union Acceptance Corporation, a Tennessee Corporation, does **further covenant and bind** itself, its successors and assigns ~~heirs and representatives~~ **to Warrant and forever defend the title to the said land to the said** Clovis C. Nash, and wife, Grace O. Nash, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 1st **day of** June, 19 63

In witness whereof the Union Acceptance Corporation has caused this instrument to be executed by its duly authorized officials on the date above.

Ronald L. Lipp, President

C. Fennell, Secretary

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