K 3572

WARRANTY DEED

For and in consideration of the sum of Twelve Hundred ($1200.00) and no/100 - - - -
- - - - - DOLLARS

cash in hand paid by E. P. Huff and wife, Florence L. Huff, receipt whereof is hereby acknowledged,

We, Martin Anderson and wife, Amanda B. Anderson,

have bargained and sold, and by these presents do transfer and convey unto the said E. P. Huff and wife, Florence L. Huff, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Tract No. 11 in Travis & Lewis Land Company's Subdivision of Small Farms, not of record and described according to a copy of a survey made by John M. Sullivan, Engineer, dated May 11, 1957, as follows:
Beginning at an iron pin in the northerly margin of Manning Hollow Road at the south west corner of the 4.2 acre tract conveyed by Travis & Lewis Land Company to N. G. Covington; thence with Covington's easterly line north 619.9 feet to an iron pin, Covington's northeast corner; thence south 88° 20' east 319.2 feet to an iron pin, the northeast corner of subject land and the northwest corner of lot No. 12; thence with the line between lot No. 11 and lot No. 12 south 635.6 feet to an iron pin in the northerly margin of Manning Hollow Road, the southeasterly corner of lot No. 11 and the southwesterly corner of lot No. 12; thence westerly with the northerly margin of Manning Hollow Road 326.8 feet to the point of the beginning.
Being the same property conveyed to Martin Anderson and wife, Amanda B. Anderson, by deed from Roland Chaffin Petrowski and wife, Virgie Tola Petrowski, as of record in Book 3220, page 311, Register's Office for Davidson County, Tennessee, and containing 4.50 acres, more or less. This property is unimproved.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. P. Huff and wife, Florence L. Huff, their *heirs and assigns, forever.*

And we *do covenant with the said* E. P. Huff and wife, Florence L. Huff *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 taxes for 1963 which are assumed by grantees.

And we, the said Martin Anderson and wife, Amanda B. Anderson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* E. P. Huff and wife, Florence L. Huff, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 28th *day of* May, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Martin Anderson
Amanda B. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. J. Stephens, *a Notary Public in and for said County and State,* Martin Anderson and wife, Amanda B. Anderson,

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* 28 *day of* May, 1963

W. J. Stephens
Notary Public

Commission expires Oct 28-1963

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