BK 3575

WARRANTY DEED

For and in consideration of the sum of Five and NO/100 - ($5.00) - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Martha Cleo Kephart, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, ELVER BOYD KEPHART, JR. and wife, ELSIE A. KEPHART

have bargained and sold, and by these presents do transfer and convey unto the said MARTHA CLEO KEPHART (unmarried)

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

"Being Lot No. 97 on a Revision of a Part of Section One, Revised, on the Map of Shelby Heights Subdivision, as of record in Book 2854, page 69, Register's Office for Davidson County, Tennessee.

"Said Lot No. 97 fronts 68.0 feet on the northwest margin of South 13th Court and extends back 107.5 feet on the northeast line and 107.0 feet on the southwest line, to an alley in the rear, measuring 35.4 feet thereon.

"Being the same property conveyed to Elver Boyd Kephart, Jr., and wife Elsie A. Kephart, by deed from Ozark Development Company, of record in Book 3070, page 515, Register's Office for Davidson County, Tennessee. Said property is improved, and is known as 922 South 13th Court, Nashville, Tennessee."

(This conveyance is made subject to all restrictive covenants, easements and set-back lines which are applicable to the above described property)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martha Cleo Kephart her *heirs and assigns, forever.*

And we *do covenant with the said* Martha Cleo Kephart *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,* with the exception of unpaid purchase money, which obligation is assumed by the purchaser, Martha Cleo Kephart.

And we, Elver Boyd Kephart, Jr., and wife, Elsie A. Kephart *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Martha Cleo Kephart her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 24th *day of* May, 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.*

Elver Boyd Kephart Jr.
Elsie A. Kephart

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Janet Conatser (Windrow), *a Notary Public in and for said County and State,* ELVER BOYD KEPHART, JR. and wife ELSIE A. KEPHART

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 24th *day of* May, 19 63

Janet Conatser (Windrow) *Notary Public*

My comm. exp. 1/11/65

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