BK 3577

WARRANTY DEED

For and in consideration of the sum of ($10.00)

TEN AND NO/100 DOLLARS

CASH IN HAND, PAID BY JACK HAROLD KLAUSMEIER AND WIFE, BETTY JEAN KLAUSMEIER, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, AND FOR THE FURTHER ASSUMPTION OF A LOAN IN THE AMOUNT OF $8,944.80

WE, BRYCE R. JACKSON, AND WIFE, WANDA F. JACKSON have bargained and sold, and by these presents do transfer and convey unto the said JACK HAROLD KLAUSMEIER AND WIFE, BETTY JEAN KLAUSMEIER, 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. 31 ON THE MAP OF MASHBURN HEIGHTS, OF RECORD IN BOOK 1835, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT No. 31 FRONTS 108.6 FEET ON THE WESTERLY SIDE OF MASHBURN ROAD, AS MEASURED AROUND A SLIGHT CURVE, AND RUNS BACK BETWEEN PARALLEL LINES 168. 6 FEET ON THE NORTH LINE AND 137 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR WHICH MEASURES 64.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO BRYCE R. JACKSON AND WIFE, WANDA F. JACKSON, BY DEED FROM KATHERINE H. EWERLING, OF RECORD IN BOOK 3225, PAGE 293, REGISTER'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 JACK HAROLD KLAUSMEIER AND WIFE, BETTY JEAN KLAUSMEIER, THEIR heirs and assigns, forever.

And WE do covenant with the said JACK HAROLD KLAUSMEIER AND WIFE, BETTY JEAN KLAUSMEIER 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.

And WE, BRYCE R. JACKSON AND WIFE, WANDA F. JACKSON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JACK HAROLD KLAUSMEIER AND WIFE, BETTY JEAN KLAUSMEIER, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 7TH day of JUNE, 1963

Bryce R. Jackson

Wanda F. Jackson

STATE OF TENNESSEE }

Before me, MARBUT G. CASTON, a Notary Public in and for the aforesaid State, the within named BRYCE R. JACKSON AND WIFE, WANDA F. JACKSON the bargainor, 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 office, this 7th day of June, 1963.

Commission expires JANUARY 30, 1965

Marbut G. Caston

PG 133