BK 3578

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

----------Ten and No/100----------DOLLARS

Cash in hand paid by Chester Henry and wife, Cynthia P. Henry, and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Merl R. Eppse and wife, Ruth D. Eppse,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Chester Henry and wife, Cynthia P. Henry,

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

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I: Being Lot No. 37 and the easterly 6 feet of Lot No. 36 on the Map of the Subdivision of the south part of the Nichol Property, in the 8th Civil District of said County, a plan of which is of record in Plan Book 2, page 49, Chancery Court at Nashville.

Said lot and part of lot adjoin and front together 56 feet on the north side of Tucker Street, now Seifreid Street and runs back between parallel lines, 150 feet to an alley.

TRACT II: Being Lot No. 38 and the westerly 8 feet of Lot No. 39 on the Map of the Subdivision of the south part of the Nichol Property, in the 8th Civil District of said County, a plan of which is of record in Plan Book 2, page 49, Chancery Court at Nashville.

Said lot and part of said lot adjoin and front together 58 feet on the northerly side of Seifreid Street, formerly Tucker Street and runs back between parallel lines, 150 feet to an alley. This property is improved and known as 2304 Seifreid Street, Nashville, Tennessee.

Being the same property conveyed to Merl R. Eppse and wife, Ruth D. Eppse, by deed from Jesse Jai McNeil and wife, as of record in Book 3098, page 545, said Register's Office.

Send tax statements to First Federal Savings & Loan Association of Nashville, Union & Fourth Avenue, Nashville 3, 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 Chester Henry and wife, Cynthia P. Henry,

their heirs and assigns, forever.

And we do covenant with the said Chester Henry and wife, Cynthia P. Henry,

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, Merl R. Eppse and wife, Ruth D. Eppse,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Merl D. Eppse and wife, Ruth D. Eppse,

their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 10 day of July, 1963

/ Ruth D. Eppse
Ruth D. Eppse

/ Merl R. Eppse
Merl R. Eppse

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