BK 3578

PG 557

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: _____

ADDRESS: 1013 Iverson Avenue, Nashville, Tennessee

For and in Consideration of the sum of 10.00 _____ DOLLARS

TEN DOLLARS AND NO/100

Cash in hand paid by Eris Oliver Edwards and wife, Lora Pittman Edwards, the receipt of which is hereby acknowledged, and other good and valuable considerations accepted as cash.

We, J. M. Hewitt and wife, Lena G. Hewitt **have bargained and sold, and by these presents do transfer and convey unto the said** Eris Oliver Edwards and wife, Lora Pittman Edwards 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. 86 on the Map of Rayner Place, as of record in Book 343, Page 24, Register's Office for said County.

Said Lot No. 86 fronts 60 feet on the northerly side of Iverson Avenue and runs back 138.4 feet on the easterly line and 132 feet on the westerly line to a dead line, measuring 60½ feet thereon.

Being the same real property conveyed to J. M. Hewitt, by deed from John R. Parker and wife Maggie D. Parker, as of record in Book 3431, Page 309, Register's Office for Davidson County, 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 Eris Oliver Edwards and wife, Lora Pittman Edwards their **heirs and assigns, forever.**

And we **do covenant with the said** Eris Oliver Edwards and wife, Lora Pittman /Edwards **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 a first Deed of Trust recorded in Book ____, Page ____, Register's Office for Davidson County, Tennessee, held by the Home Federal Savings & Loan Association.

And We, J. M. Hewitt and wife, Lena G. Hewitt **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Eris Oliver Edwards and wife, Lora Pittman Edwards their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 10th **day of** July, 19 62

X J. M. Hewitt

J. M. Hewitt and wife,

X Lena G. Hewitt

Lena G. Hewitt