BK 3613

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED

85703 FROM Lloyd L. Pilkinton, et ux

TO Grady L. Warren, Jr. and wife

REGISTER'S OFFICE STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record AUG 12 1963 day
at 12:19 o'clock P.M.
and recorded in Book 2806
Recording Fee $2.50

Guaranty Title Co. A Division of Title Insurance

For and in Consideration of the sum of Nineteen Thousand and no/100---------- ----------$19,000.00---------- *DOLLARS*

Cash in hand paid by Grady L. Warren, Jr. and wife, Margaret Julia Warren, the receipt of which is hereby acknowledged.

We, Lloyd L. Pilkinton and wife, Helen G. Pilkinton, the parties having since divorced and Helen G. Pilkinton's maiden name restored to Helen Marie Gant, *have bargained and sold, and by these presents do transfer and convey unto the said* Grady L. Warren, Jr., and wife, Margaret Julia Warren, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 13 on the Plan of Forest Acres, Section 2, as of record in book 1424, page 17, Register's Office for said County. Said lot No. 13 fronts 149.3 feet on the northerly side of Redwood Drive and extends back 285.1 feet on the westerly line and 285 feet on the easterly line to a dead line, measuring 149 feet thereon.

Being the same real property conveyed to Lloyd L. Pilkinton and wife, Helen G. Pilkinton, by deed from Robert R. Harris and wife, Linnie A. Harris, of record in Book 2700, page 221, Register's Office for Davidson County, Tennessee. Lloyd L. Pilkinton and wife, Helen G. Pilkinton, having since divorced and her maiden name was restored to Helen Marie Gant.

NOTE: Helen G. Pilkinton and Helen Marie Gant are one and the same person.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grady L. Warren, Jr. and wife, Margaret Julia Warren, their *heirs and assigns, forever.*

And we *do covenant with the said* Grady L. Warren Jr. and wife, Margaret Julia Warren *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 1963 taxes which are prorated and assumed by the grantees

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