K 3617

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS* and the assumption of Mortgage in the amount of $13,500.00 payable to Guaranty Mortgage Company of Nathville, Tennessee, paid by Elgie Luther Byrd and Wife, Virginia P. Byrd, which we hereby acknowledge, we

Herbert Hoover Peppers and Wife, Dorothy W. Peppers

have bargained and sold, and by these presents do transfer and convey unto the said Elgie Luther Byrd and Wife, Virginia P. Byrd

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

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Hermitage Estates, as of record in Book 3300, Pages 70 and 71, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Tyler Drive, at the corner of Lots 62 and 79; thence with said Drive, in a northwesterly direction 99.2 feet to a monument; thence around a curve, in a northerly direction 39.3 feet to a monument in the southeasterly margin of Gordan Lane; thence with said Lane, Northeasterly 131 feet to a corner of Lot s 61 and 63; thence along the line between said lots, southeasterly 113.9 feet to a corner of Lot 79; thence with the line between Lots 62 and 79, southerly 133 feet to the point of beginning.

Being the same property conveyed to Herbert Hoover Peppers and Wife, Dorothy W. Peppers, by deed from M. T. Melvin and Wife, Mary T. Melvin of record in Book 3572, Page 379, 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 Elgie Luther Byrd and Wife, Virginia P. Byrd their *heirs and assigns, forever.*

And we *do covenant with the said* Elgie Luther Byrd and Wife, Virginia P. Byrd *that* we *are lawfully seized and possessed of said land in fee simple; have a good right to convey it,*

And we, Herbert H. Peppers and Wife, Dorothy W. Peppers *do further covenant and bind* ourself, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Elgie Luther Byrd and Wife, Virginia P. Byrd their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 10th *day of* September, *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.*

Herbert Hoover Peppers

Dorothy W. Peppers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me [illegible] *a Notary Public in and for said County and State,* [illegible]

G 269