K 3640

WARRANTY DEED — ATTORNEYS TITLE COMPANY

SEND TAX NOTICES TO: Fidelity Federal Savings & Loan Association

ADDRESS: Union at 4th

For and in Consideration of the sum of Eight Hundred ($800.00)

DOLLARS

paid in cash the receipt of which is hereby acknowledged and the assumption of the balance due on a mortgage note payable to the Fidelity Federal Savings & Loan Association, described in and secured by deed of trust of record in Book 3487, pagee 513, R. O. D. C., Tennessee.

I, Mrs. Nell S. Johnson,

have bargained and sold, and by these presents do transfer and convey unto the said Phillips-Robinson Co., and its successors heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 4 on the Map of Bush Spain's Subdivision of the Stull Lands, of record in Book 161, page 129, Register's Office for said County.

Said lot No. 4 fronts 100 feet on the northerly side of Spain Avenue and runs back between parallel lines 165 feet to a de ad line.
Being the same property conveyed to Mrs. Nell S. Johnson by deed of record in Book 3462, page 43, R. O. D. C., 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 Phillips-Robinson Co., and its successors heirs and assigns, forever.

And I do covenant with the said Phillips-Robinson Co., that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for deed of trust above described and taxes for 1963, all of which are assumed by the conveyee herein.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Phillips-Robinson Co., and its successors heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of October, 19 63

[redacted]

Mrs Nell S Johnson

G 271