K 3640

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------($10.00)----------
----------TEN AND No/100----------**DOLLARS**
CASH IN HAND PAID BY WILLIAM A. ASHWORTH AND WIFE, MARY P. ASHWORTH, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE FURTHER ASSUMPTION OF A LOAN IN THE AMOUNT OF $6,000.00

WE, WESLEY PEACH AND WIFE, ELSIE P. PEACH **have bargained and sold, and by these presents do transfer and convey unto the said** WILLIAM A. ASHWORTH AND WIFE, MARY P. ASHWORTH, THEIR **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

BEING PART OF LOT #6, ON THE MAP OF JOHN HOBSON'S PLAN OF LOTS, AS OF RECORD IN MINUTE BOOK "L", PAGE 363, CIRCUIT COURT FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF OF SEYMOUR AVENUE, AT EDWARD'S FORMERLY J. B. ARMSTRONG'S SOUTHWEST CORNER, RUNNING THENCE WESTERLY WITH THE CENTER OF SAID AVENUE, 64 FEET; THENCE NORTHERLY AND PARALLEL WITH ARMSTRONG'S WESTERLY LINE, 179 FEET TO THE LINE; THENCE EASTWARDLY PARALLEL WITH THE CENTER OF SAID AVENUE, 64 FEET TO ARMSTRONG'S WESTERLY LINE; THENCE SOUTHERLY WITH SAID LINE, 179 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WESLEY PEACH AND WIFE, ELSIE P. PEACH, BY DEED FROM J.S. GLEASON, JR., ADMINISTRATOR OF VERTERANS AFFAIRS, DATED NOVEMBER 6, 1962, RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN BOOK 3404, PAGE 145

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM A. ASHWORTH AND WIFE, MARY P. ASHWORTH, THEIR **heirs and assigns, forever.**

And WE **do covenant with the said** WILLIAM A. ASHWORTH AND WIFE, MARY P. ASHWORTH **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, WESLEY PEACH AND WIFE, ELSIE P. PEACH **do further covenant and bind** OURSELVES, OUR **heirs and representatives, to warrant and forever defend the title to the said land to the said** WILLIAM A. ASHWORTH AND WIFE, MARY P. ASHWORTH/THEIR **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness OUR **hand**S **this** 25th **day of** SEPTEMBER, 19 63

Wesley Peach

Elsie Pauline Peach

STATE OF TENNESSEE
Davidson County

Personally appeared before me, HARBUT C. GASTON, **a Notary Public in and for said County and State, the within named** WESLEY PEACH AND WIFE, ELSIE P. PEACH

the bargainorS, **with whom I am personally acquainted, and who acknowledged that** THEY **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 25th **day of** SEPTEMBER, 1963

Commission expires JANUARY 30, 1965 **Notary Public**

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