K 3642

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN AND No/100 ---------- DOLLARS

AND THE ASSUMPTION BY ANDREW JACKSON HUTTON AND WIFE, SARAH JOYCE HUTTON OF THE BALANCE OF $2,939.97, REMAINING UNPAID ON A CERTAIN NOTE, DATED MAY 11, 1962, WHICH IS SECURED BY A DEED OF TRUST ON THE PROPERTY HEREIN CONVEYED OF RECORD IN BOOK 3386, PAGE 361, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, ARTHUR M. PIPPIN AND WIFE, LERA H. PIPPIN

_____ have bargained and sold, and by these presents do transfer and convey unto the said ANDREW JACKSON HUTTON AND WIFE, SARAH JOYCE HUTTON 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. 4 ON THE PLAT OF A SUBDIVISION OF THE J. W. CHRISTIAN 3 ACRE TRACT, AS OF RECORD IN BOOK 547, PAGE 102, OF THE REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 4 FRONTS 49 FEET ON THE EASTERLY SIDE OF LOTTA STREET, AND RUNS BACK BETWEEN PARALLEL LINES 186½ FEET ON THE NORTH LINE AND 188 FEET 10 INCHES ON THE SOUTH LINE TO AN ALLEY.
BEING THE SAME PROPERTY CONVEYED TO ARTHUR M. PIPPIN AND WIFE RACHEL L. PIPPIN (RACHEL L. PIPPIN HAVING SINCE DIED AND ARTHUR M. PIPPIN HAS SINCE MARRIED LERA H. PIPPIN) BY JOSEPH E. JONES AND WIFE, MARGARET W. JONES, OF RECORD IN BOOK 2152, PAGE 579, 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 ANDREW JACKSON HUTTON AND WIFE, SARAH JOYCE HUTTON, THEIR heirs and assigns, forever.

And WE do covenant with the said ANDREW JACKSON HUTTON AND WIFE, SARAH JOYCE HUTTON 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 AS STATED ABOVE.

And WE, ARTHUR M. PIPPIN AND WIFE, LERA H. PIPPIN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said ANDREW JACKSON HUTTON AND WIFE, SARAH JOYCE HUTTON, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 9TH day of OCTOBER, 1963

A M Pippin

Lera H. Pippin

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