BK 3644

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100---------- DOLLARS
cash in hand paid by William P. Harper and wife, Virginia H. Harper

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Ann Workman Peffen and husband, Harry W. Peffen, Jr.

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Oakland Acres, Section II, as of record in Book 2133, page 33, Register's Office for said County.

Said lot fronts 117.6 feet on the south side of Due West Avenue and runs back 360.1 feet on the east line and 369 feet on the west line to a dead line in the rear on which it measures 123.8 feet. This property is improved and known as 113 Due West Avenue, Madison, Tennessee. Send tax statements to First Federal Savings, Union at Fourth Avenue, North, Nashville, Tennessee.

Being the same property conveyed to Ann Workman Peffen and husband, Harry W. Peffen, Jr., by deed from William L. Swain, Jr., and wife, as of record in Book 2646, page 565, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of October, 1963

Ann Workman Peffen
Ann Workman Peffen

Harry W. Peffen, Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ... a Notary Public in and for said County and State, the within named Ann Workman Peffen and husband, Harry W. Peffen, Jr.

STATE TAX $ 30.00
PROBATE 30.50
TOTAL $ 60.50

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 Nashville, 1963, Tennessee, this 24th day of October, 1963.

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires APR 12 1965

Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

From
ANN WORKMAN PEFFEN AND HUS. 93602

BAND, HARRY W. PEFFEN, JR.

To

WILLIAM P. HARPER AND WIFE,

VIRGINIA H. HARPER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of ... A.D. ...
at 2:13 o'clock P.M.
Noted in Book 1017 Page 16
Recording Fee $2.00

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Agency Office
LAWYERS TITLE INSURANCE CORPORATION

24

20,000.00

PG 209