K 3645

WARRANTY DEED

For and in consideration of the sum of $10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by Warren W. Walp and wife, Margaret D. Walp, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid balance of a note in the original amount of $13,650.00, dated December 20, 1962, payable to Fidelity Federal Savings & Loan Assn. and secured by Deed of Trust of record in Book 3515, page 423, Register's Office for Davidson County, Tenn.

We, Charles M. Holmes and Harold L. Hix *have bargained and sold, and by these presents do transfer and convey unto the said* Warren W. Walp and wife, Margaret D. Walp

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. 8 of Block 8, on the Map of the unrecorded portion of Sylvan Park and a strip of land immediately north of same, described together as follows:
Beginning on the northerly margin of Nebraska Avenue at a point 110 feet west of the westerly margin of 49th Avenue North, formerly 8th Street; thence with the northerly margin of Nebraska Avenue westwardly 50 feet; thence northwardly and parallel with the westerly margin of 49th Avenue North 210 feet; thence at right angles eastwardly 50 feet; thence at right angles southwardly 210 feet to the beginning.
Being part of the real property conveyed to Charles M. Holmes and Harold L. Hix by deed from Jesse A. Hunter and wife, Dated January 15, 1962, filed January 15, 1962, and recorded in book 3336, page 129, 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 Warren W. Walp and wife, Margaret D. Walp their *heirs and assigns, forever.*

And We *do covenant with the said* Warren W. Walp and wife, Margaret D. Walp *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, Charles M. Holmes and Harold L. Hix *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Warren W. Walp and wife, Margaret D. Walp, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands* this 30th day of October, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Charles M. Holmes

X Harold L. Hix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles M. Holmes and Harold L. Hix *a Notary Public in and for said County and State,*

the within named bargainor S, *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, *Tennessee, this* 30th *day of* October 1963.

Notary Public

Commission expires 2-5-67

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