K 3645

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- DOLLARS
Cash paid by Robert K. Christofferson and wife, Joy D. Christofferson, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Robert K. Christofferson and wife, Joy D. Christofferson, of the unpaid principal balance of a note dated June 24,1960, in the original amount of $16,200.00, secured by a deed of trust to Ferriss C. Bailey, Trustee, of record in Book 3095, page 562, RODC, Tenn. We, Guy D. Shipp, and wife, Anita R. Shipp have bargained and sold, and by these presents do transfer and convey unto the said Robert K. Christofferson and wife, Joy D. Christofferson

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. 126 on the Plan of Sutherland Heights, Section III, as of record in Book 2663, page 117, Register's Office for said County.

Said lot fronts 129.13 feet on the northerly side of Lishwood Drive and runs back 151 feet on the easterly line and 241 feet on the westerly line, to a dead line, which is a broken line on which it measures 179 feet.

Being the same property conveyed to Guy D. Shipp and wife, Anita R. Shipp, by deed from Ted J. Kaplon and wife, as of record in Book 3501, page 329, 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 Robert K. Christofferson and wife, Joy D. Christofferson, their heirs and assigns, forever.

And we do covenant with the said Robert K. Christofferson and wife, Joy D. Christofferson 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 herein.

And we, Guy D. Shipp and wife, Anita R. Shipp do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert K. Christofferson and wife, Joy D. Christofferson, 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 Guy D. Shipp
Guy D. Shipp

X Anita R. Shipp
Anita R. Shipp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nina Strode, a Notary Public in and for said County and State, Guy D. Shipp and wife, Anita R. Shipp

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 ..... Tennessee, this 30th day of October, 19 63

Notary Public

Commission expires 10-24-64

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