K 3645

WARRANTY DEED

For and in consideration of the sum of $ [illegible]

[illegible] & No/100 DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Cates C. Block and wife, to Charles E. Bailey, Trustee, as of record in Book 2119, page 361, also the assumption of the unpaid balance of Vendor's Lien retained in the deed of record in Book 3460, page 11, RODC, Tennessee, which mortgages the purchasers assume and agree to pay, we,

HELM T. STIFF AND WIFE, MARY LOUISE H. STIFF

have bargained and sold, and by these presents do transfer and convey unto ~~himself~~ ROSE B. OLIVER AND ALICE KOLB

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. 58 on the Plan of Oak Hill Valley, as of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 58 fronts 160 feet on the north side of Robertson Academy Road, and runs back between parallel lines, 273 feet to a dead line.

Being the same property conveyed to Helm T. Stiff and wife, Mary Louise H. Stiff, by deed from Howard E. Tower and wife, as of record in Book 3460, page 11, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rose B. Oliver and Alice Kolb

their heirs and assigns, forever.

And we do covenant with the said Rose B. Oliver and Alice Kolb

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 herein above stated and 1963 taxes which have been prorated and are hereby assumed by purchaser.

And we, HELM T. STIFF AND WIFE, MARY LOUISE H. STIFF

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rose B. Oliver and Alice Kolb

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of November, 1963.

x Helm T. Stiff

Mary Louise H. Stiff

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Ann M. Tenison, a Notary Public in and for said County and State, the within named Helm T. Stiff and wife, Mary Louise H. Stiff

the [illegible] who [illegible] that they [illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], this [illegible] day of [illegible], 1963.

[illegible]

My Commission [illegible]

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