K 3646

14,500

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of --TEN & No/100THS-- ($10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF THE UNPAID BALANCE OF A MORTGAGE OF RECORD IN BOOK 3628, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WE, JAMES T. PATTERSON AND WIFE, MARY FRANCES PATTERSON, have bargained and sold, and by these presents do transfer and convey unto the said ROBERT L. KERBY AND WIFE, JACQUELINE A. KERBY, 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. 16 OF BLOCK No. 3 ON THE PLAN OF W.V.DAVIDSON'S HILLSBORO HIGHLANDS, AS OF RECORD IN BOOK 843, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT No. 16 FRONTS 65 FEET ON THE EASTERLY SIDE OF 23RD AVENUE SOUTH, AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.
BEING THE SAME REAL PROPERTY CONVEYED TO JAMES T. PATTERSON AND WIFE, MARY FRANCES PATTERSON, BY DEED FROM MURDOCK MENDELSOHN AND WIFE, DATED JULY 16,1963, FILED AUGUST 23,1963, AND RECORDED IN BOOK 3614, PAGE 387, 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 L. KERBY AND WIFE, JACQUELINE A. KERBY, THEIR heirs and assigns, forever.

And WE do covenant with the said ROBERT L. KERBY AND WIFE, JACQUELINE A. KERBY, 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 OF RECORD.

And WE, JAMES T. PATTERSON AND WIFE, MARY FRANCES PATTERSON, 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 L. KERBY AND WIFE, JACQUELINE A. KERBY, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 8 day of OCTOBER, 19 63

James T. Patterson

Mary Frances Patterson

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