K 3646

# WARRANTY DEED

*For and in consideration of the sum of* Seventeen Thousand, Two Hundred and No/100 ------ ---------- ($17,200.00) ----------*DOLLARS*

of which, $1,391.66 has been paid in cash by Robert Douglas Apple and wife, Loretta Saylor Apple, the receipt of which is hereby acknowledged; and for the remainder the said Robert Douglas Apple and wife, Loretta Saylor Apple, have assumed and agree to pay the unpaid balance of $15,808.34 of an original indebtedness of $16,000.00, secured by deed of trust of record in book 3511, page 105, Register's Office for Davidson County, Tennessee,

we, Floyd E. Robinson and wife, Joyce Robinson,

*have bargained and sold, and by these presents do transfer and convey unto the said* Robert Douglas Apple and wife, Loretta Saylor Apple, their

*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 1 on the Plan of Eastland Acres, Section 8, as of record in book 3106, page 35, Register's Office for said County.

Said Lot No. 1 fronts 85.0 feet on the northerly side of Brittany Drive and extends back between lines, 560.9 feet on the westerly line and 432.8 feet on the easterly line, to a dead line in the rear, measuring 210.0 feet thereon.

Being part of the property conveyed to Floyd E. Robinson, and wife, Joyce Robinson, by deed from Alfred Hibdon and wife, of record in book 3398, page 72, Register's Office for said County.

This conveyance is made subject to ten-foot drainage and utility easement along the rear line of premises, 10-foot utility easement along the westerly line of premises, and conditions of owners certificate, as shown on plan of record in book 3106, page 35, Register's Office for Davidson County, Tennessee; to restrictive covenants contained in deed of record in book 2485, page 543, said Register's Office; and to restrictive covenants contained in an instrument of record in book 3253, page 503, 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 Douglas Apple and wife, Loretta Saylor Apple, their

*heirs and assigns, forever.*

*And* we *do covenant with the said* Robert Douglas Apple and wife, Loretta Saylor Apple,

*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 taxes for the year 1963, which are assumed by purchasers.

*And* we, Floyd E. Robinson and wife, Joyce Robinson,

*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 Douglas Apple and wife, Loretta Saylor Apple, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

*Witness* our *hand* s *this* 8th *day of* November, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY

UNITED STATES INTERNAL REVENUE

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Alice McMahon, *a Notary Public in and for said County and State,* Floyd E. Robinson and wife, Joyce Robinson

*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* 8th *day of* November, *19* 63.

Alice McMahon *Notary Public*

*Commission expires* April 25, 1966

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