K 3649

# WARRANTY DEED

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

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

Cash paid by Walter R. Mullins and wife, Violet F. Mullins, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the principal unpaid balance of a note, in the original amount of $15,750.00, secured by deed of trust to R. Bruce Robertson, Jr., Trustee, dated December 30, 1959, filed December 31, 1959, and recorded in book 3018, page 535, RCDC, Tennessee, we, Dan E. Pearson and wife, Lucille P. Pearson *have bargained and sold, and by these presents do transfer and convey unto the said* Walter R. Mullins and wife, Violet F. Mullins *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. 165 on the Plan of Portland Park, Section 1, as of record in book 2363, page 61, Register's Office for said County.

Said lot No. 165 fronts 75 feet on the southeasterly margin of Hedy Drive and runs back between lines 164.1 feet on the northeasterly side and 158.1 feet on the southwesterly side to a dead line in the rear on which it measures 97.8 feet.

Being the same real property conveyed to Dan E. Pearson and wife, Lucille P. Pearson by deed from Jones & Land Company, of record in book 2898, page 611, 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* Walter R. Mullins and wife, Violet F. Mullins *their heirs and assigns, forever.*

*And* we *do covenant with the said* Walter R. Mullins and wife, Violet F. Mullins *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, Dan E. Pearson and wife, Lucille P. Pearson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Walter R. Mullins and wife, Violet F. Mullins, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 4th *day of* December, *19*63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Dan E. Pearson
Dan E. Pearson

X Lucille P. Pearson
Lucille P. Pearson

*STATE OF TENNESSEE }*
*COUNTY OF DAVIDSON }*

*Personally appeared before me,* Gloria Rubin *a Notary Public in and for said County and State,* Dan E. Pearson and wife, Lucille P. Pearson

*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* 4th *day of* December, *19*63

Gloria Rubin *Notary Public*

*Commission expires* 2-5-67

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