BK 3670

WARRANTY DEED

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

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

Cash paid by Paul H. Balthrop, Jr., and Doris E. Blackmore, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note by the above said in the original amount of $9,900.00, secured by a deed of trust to C. H. Briley, Jr., Trustee, as of record in Book 3273, page 323, Register's Office of Davidson County, Tennessee

We, Otis G. Davis and wife, Helen R. Davis *have bargained and sold, and by these presents do transfer and convey unto the said* Paul H. Balthrop, Jr., and Doris E. Blackmore 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. 106 and the northerly 10 feet of Lot Nc. 105 and the southerly 20 feet of Lot No. 107 on the Map of McEwen Place, as of record in book 332, page 133, Register's Office for said County.

Said lot and parts of said lots adjoin and front together 60 feet on the west side of Lakehurst Drive, formerly North Eighteenth Street and runs back between parallel lines, 128 feet to an alley.

Being the same property conveyed to Otis G. Davis and wife, Helen R. Davis, by deed from Ernest F. Lowery and wife, as of record in Book 3277, page 41, 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 Paul H. Balthrop, Jr., and Doris E. Blackmore their *heirs and assigns, forever.*

And we *do covenant with the said* Paul H. Balthrop, Jr., and Doris E. Blackmore *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, Otis G. Davis and wife, Helen R. Davis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul H. Balthrop, Jr., and Doris E. Blackmore, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 4th *day of* December, 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 Otis G Davis
Otis G. Davis

X Helen R. Davis
Helen R. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O Kenneth Browning *a Notary Public in and for said County and State,* Otis G. Davis and wife, Helen R. Davis

the [illegible] bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

[illegible] and official seal, this [illegible] day of [illegible], 1963.

[illegible]

[illegible] Notary Public

My Commission Expires: [illegible]

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