BK 3678

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------*DOLLARS*

Cash paid by Woodrow W. Sovine and wife, Norma S. Sovine, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, James F. Alderson and wife, Melba Lyles Alderson *have bargained and sold, and by these presents do transfer and convey unto the said* Woodrow W. Sovine and wife, Norma S. Sovine 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. 83 on the Map of Section One, Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County.

Said Lot No. 83 fronts 100 feet on the west side of Stillwood Drive, and runs back between lines, 305.6 feet on the north line and 276.2 feet on the south line, to a dead line in the rear on which it measures 104.2 feet.

Being the same real property conveyed to James F. Alderson and wife, Melba Lyles Alderson, by deed from Robert E. Brumm and wife, dated June 29, 1959, filed July 1, 1959, and recorded in book 2923, page 125, 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 Woodrow W. Sovine and wife, Norma S. Sovine their *heirs and assigns, forever.*

And we *do covenant with the said* Woodrow W. Sovine and wife, Norma S. Sovine *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.*

And we, James F. Alderson and wife, Melba Lyles Alderson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Woodrow W. Sovine and wife, Norma S. Sovine, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 7th *day of* February, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James F Alderson
James F. Alderson

X Melba Lyles Alderson
Melba Lyles Alderson

STATE OF TENNESSEE }
COUNTY OF ~~Davidson~~ } KNOX

Personally appeared before me, Robert A. Semmid *a Notary Public in and for said County and State,* James F. Alderson and wife, Melba Lyles Alderson

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 Knoxville *this* 7 *day of* FEBRUARY, 1964

Robert A. Semmid *Notary Public*

Commission expires 4-18-66

PG 43