K 3703

WARRANTY DEED

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

Cash paid by Thomas Wayne Steele and wife, Sara Cathey Steele, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said, Thomas Wayne Steele and wife, of the unpaid principal balance of a note in the original amount of $12,150.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, of record in Book 3593, page 313, RODC, Tennessee, we, William E. Pitts, and wife, Adrianna W. Pitts, *have bargained and sold, and by these presents do transfer and convey unto the said* Thomas Wayne Steele and wife, Sara Cathey Steele 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. 230 on the Plan of Fortland Park, Section 2, Addition 1, as of record in Book 2854, page 85, Register's Office for said County.

Said lot No. 230 fronts 79.77 feet on the southerly side of Barclay Drive and runs back between lines 180.2 feet on the westerly side and 180.5 feet on the easterly side to a dead line in the rear on which it measures 83.05 feet.

Being the same property conveyed to William E. Pitts and wife, Adrianna W. Pitts by deed from Village Builders, Inc., and recorded in Book 3572, page 313, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Wayne Steele and wife, Sara Cathey Steele their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas Wayne Steele and wife, Sara Cathey Steele *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 1964 taxes, which are assumed by purchaser.

And we, William E. Pitts and wife, Adrianna W. Pitts *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas Wayne Steele and wife, Sara Cathey Steele, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 13th *day of* March, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X William E. Pitts
William E. Pitts

X Adrianna W. Pitts
Adrianna W. Pitts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O. Kenneth Browning *a Notary Public in and for said County and State,* William E. Pitts and wife, Adrianna W. Pitts

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* 13 *day of* March, *19* 64

NOTARIAL SEAL O. KENNETH BROWNING NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires Oct. 30, 1965

O. Kenneth Browning *Notary Public*

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