BK 3707

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS and other good and valuable consideration, cash in hand paid, including the assumption by the Grantee of that outstanding principal loan balance described in and secured by a Deed of Trust as of record in Book 3510, page 195, Register's Office for Davidson County, Tennessee.

WE, ALBERT R. HUFFMAN, JR. and wife, BONNIE W. HUFFMAN

have bargained and sold, and by these presents do transfer and convey unto the said MRS. ALMA N. DONALSON, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Shelby Heights, Section II, as of record in Book 2854, page 5, and described according to a Surveyer's Correction Instruemnt of record in Book 3132, page 494, as follows:
BEGINNING in the north margin of Davidson Street, at the corner of Lots 29 and 30; thence east with said Street, 47 feet to a monument; continuing east with saidStreet, 14.3 feet to another monument at the beginning of a curve; thence with said curve in a mortheasterly direction 37.55 feet to a monument in the west margin of South 12th Street; thence north with said Street, 95.96 feet to a monument; thence around a curve in a northwesterly direction, 32.71 feet to a monument in the south margin of Ozark Street; thence west with said Street, 53.22 feet to the corner of Lots 29 and 30; thence south along the line of these lots, 143.5 feet to the beginning.
BEING the same property conveyed to Albert R. Huffman, Jr. and wife, Bonnie W. Huffman, by deed from Neal J. Hardy of Washington, D. C., as Federal Housing Commissioner, as of record in Book 3463, page 48, 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 MRS. ALMA N. DONALSON, her heirs and assigns, forever.

And We do covenant with the said MRS. ALMA N. DONALSON 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.
1963 taxes assumed by the Purchaser. Deed of record in Book 3463, page 48, Register's Office for Davidson County, Tennessee,
And WE, ALBERT R. HUFFMAN and wife, BONNIE W. HUFFMAN, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said MRS. ALMA N. DONALSON, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of April, 19 64

Albert R. Huffman, Jr.

x Bonnie W. Huffman

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