K 3761

WARRANTY DEED

ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 13D-17585
SEND TAX NOTICES TO: First Federal Savings & Loan Assoc.
ADDRESS: Nashville, Tennessee

For and in Consideration of the sum of Ten and No/100- ($10.00)- - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged:

We, Frazier Higdon and wife, Evelyn W. Higdon have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Shelton and wife, Dorothy Hale Shelton their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the plan of H. E. Simpkins' Division of the L. G. Curtis Lands, as of record in Book 547, page 39, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Alpine Avenue, 264.7 feet from the southwest corner of Alpine and Lincoln Avenues; thence southerly, with the westerly margin of Alpine Avenue, 122.03 feet to a point, the same being the southeast corner of property conveyed to Ethel Harper Bryant, by deed of record in Book 2437, page 307, Register's Office for said County; thence with the southerly line of said property, westwardly 297.5 feet to a point; thence northwardly with the westerly line of said property, 125.03 feet to a point; thence eastwardly 297.5 feet to the point of beginning.

Being the same property conveyed to Frazier Higdon and wife, Evelyn W. Higdon, by deed from Ethel Harper Bryant, as of record in Book 2548, page 526, said Register's Office.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:
2303 Alpine Avenue (No. Street) Nashville (City) Tennessee (State)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Shelton and wife, Dorothy Hale Shelton their heirs and assigns, forever.

And we do covenant with the said Charles W. Shelton and wife, Dorothy Hale Shelton 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, Frazier Higdon and wife, Evelyn W. Higdon do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles W. Shelton and wife, Dorothy Hale Shelton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of May, 1964

Frazier Higdon (signature)
Frazier Higdon

Evelyn W. Higdon (signature)
Evelyn W. Higdon

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