K 3762

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN ----------M------
($10.00) and 00/100 ----------DOLLARS
cash in hand to us paid by V. H. Dixon and wife, Henrie B. Dixon,
the receipt of which is hereby acknowledged, and for other good and
valuable considerations, we John L. Driver and wife, Nannie B. Driver
have bargained and sold, and by these presents do transfer and convey unto the said
V. H. Dixon and wife, Henrie B. Dixon,
their 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 the northerly 33 feet of the southerly 65 feet of the easterly 242 feet of Block 11, on the Map of Clifton Plan of Lots, as of record in Book 21, page 35, Register's Office for said County.

Said part of said Block fronts 33 feet on the west side of 39th Avenue North, and runs back between parallel lines, 242 feet to an alley.

Being the same property conveyed to John L. Driver and wife, Nannie B. Driver, by deed from Dudley H. Bratton and wife, as of record in Book 2596, page 513, 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 V. H. Dixon and wife, Henrie B. Dixon,
their heirs and assigns, forever.

And we do covenant with the said V. H. Dixon and wife, Henrie B. Dixon,
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 taxes for 1964 which have been proated and assumed by purchaser.

And we, John L. Driver and wife, Nannie B. Driver,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said V.H. Dixon and wife, Henrie B. Dixon,
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of May, 1964

John L Driver

Nannie B. Driver

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