3763

WARRANTY DEED

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

cash in hand and other good and valuable considerations, receipt of which is hereby acknowledged

We, Hayden Christopher and wife, Helen M. Christopher *have bargained and sold, and by these presents do transfer and convey unto the said* Mahlon W. and wife, Miriam L. Stovall, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 36 on the plan of Hill-N-Dale Acres, as of record in book 2900, pages 33 and 34, Register's Office for said County.

Said lot No. 36 fronts 150 feet on the northeasterly side of Deervale Drive and extends back 276 feet on the northwesterly line and 269.8 feet on the southeasterly line to a dead line, which is a broken line, measuring 179 feet thereon.

Being a part of the real property conveyed to Hayden Christopher and wife, Helen M. Christopher by deed from Houston T. Exell and wife, Mabel W. Exell of record in Book 3256, Page 231, Register's Office of said County.

This conveyance is made subject to ten-foot utility easement along rear line of premises, anchor easement at the corner of lots Nos. 36 and 37, 100-foot building setback line from Deervale Drive, and conditions of owners certificate, as shown on plan of record in book 2900, pages 33 and 34, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2959, page 213, 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 Mahlon W. Stovall and wife, Miriam L. Stovall, their *heirs and assigns, forever.*

And we *do covenant with the said* Mahlon W. Stovall and wife, Miriam L. Stovall *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.*

1962 and 1963 State and County taxes which will be paid by sellers. 1964 Metro taxes which are prorated and assumed by purchaser.

And we, HaydenChristopher and wife, Helen M. Christopher *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mahlon W. Stovall and wife, Miriam L. Stovall, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 12TH *day of* MAY, 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.*

Hayden Christopher
Helen M. Christopher

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at .....*Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

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