BK 3766

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------*DOLLARS*
Cash paid by Joseph A. Dawson, et ux, Ann P. Dawson, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said Joseph A. Dawson, et ux, of the unpaid principal balance of a note in the original amount of $14,250.00, secured by deed of trust to John W. Murphree, Trustee, filed February 20, 1959, recorded in book 2896, page 277, RODC, Tennessee.

We, Charles R. Alvis and wife, Jeanne P. Alvis *have bargained and sold, and by these presents do transfer and convey unto the said* Joseph A. Dawson, and wife, Ann P. Dawson 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. 527 on the Plan of Whispering Hills, Section II-C, as of record in book 2663, pages 66 and 67, Register's Office for said County.

Said lot No. 527 fronts 76 feet on the east side of Lewisdale Court, and runs back 400.2 feet on the north line, and 459.2 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 117.8 feet.

Being the same real property conveyed to Charles R. Alvis and wife, Jeanne P. Alvis, by deed from Banner Construction Company, dated February 17, 1959, filed February 17, 1959, and recorded in book 2877, page 501, 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 Joseph A. Dawson, and wife, Ann P. Dawson their *heirs and assigns, forever.*

And we *do covenant with the said* Joseph A. Dawson and wife, Ann P. Dawson *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 for the 1964 taxes, which have been assumed by the purchaser and will be paid when due.

And we, Charles R. Alvis and wife, Jeanne P. Alvis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph A. Dawson and wife, Ann P. Dawson their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 28th *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.*

X Charles R. Alvis
Charles R. Alvis

X Jeanne P. Alvis
Jeanne P. Alvis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Womble, *a Notary Public in and for said County and State,* Charles R. Alvis and wife, Jeanne P. Alvis

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* 28th *day of* May, *19* 64.

Beverly Womble *Notary Public*

Commission expires 5/18/68

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