K 2304

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - $10.00 - - - - - - - - - - - -

TEN AND NO/100 - **DOLLARS**

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, all of which are hereby acknowledged, and for a further consideration, Clinton H. Frazier and wife, Bernice S. Frazier, assume and agree to pay, the unpaid balance of an original loan of $6,500.00, executed by the grantors, October 4, 1951, to R.A. Baker, Trustee. Said loan is fully described in Deed of Trust of record in Book 2056, page 123, Register's Office, Davidson County, Tennessee.

We, Joseph E. Lillie and wife, Ruth S. Lillie

have bargained and sold, and by these presents do transfer and convey unto the said Clinton H. Frazier and wife, Bernice S. Frazier

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 Lot No. 27, Section "B", Village of Old Hickory, as shown on plan of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, fronting 54.0 feet on Overton Street, containing 0.11 acres, more or less.

Said Lot No. 27 fronts 54 feet on the westerly side of Overton Street and extends back 87.9 feet on the northerly line and 87.8 feet on the southerly line to a dead line measuring 54 feet thereon.

Being the same property conveyed to Joseph E. Lillie and wife, Ruth S. Lillie, by deed from E.I. DuPont de Nemours and Company, of record in Book 2023, page 416, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clinton H. Frazier and wife, Bernice S. Frazier their **heirs and assigns, forever.**

And we **do covenant with the said** Clinton H. Frazier and wife, Bernice S. Frazier, **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 1954 taxes which have been prorated and assumed by buyer and loan herein mentioned.

And we, Joseph E. Lillie and wife, Ruth S. Lillie

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Clinton H. Frazier and wife, Bernice S. Frazier, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 3rd **day of** October, 1955

Joseph E. Lillie

Ruth S. Lillie

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