K 2591

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

TEN & NO/100- DOLLARS

CASH in hand paid by Jerrell D. Birdwell and wife, Juanita L. Birdwell, and other good and valuable consideration, receipt of which is hereby acknowledged,

We, Clarence E. Elrod and wife, Elaine C. Elrod,

have bargained and sold, and by these presents do transfer and convey unto the said JERRELL D. BIRDWELL AND WIFE, JUANITA L. BIRDWELL,

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. 600 on the Map of Cloverhill Subdivision, Section 10, as of record in Book 2351, page 57, Register's Office for said County.

Said Lot No. 600 fronts 70.3 feet on the easterly side of Templewood Court, and extends back 190.9 feet on the northerly side and 201.6 feet on the southerly side, to a dead line in the rear on which it measures 111.6 feet.

Being part of the property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod, by deed from H. H. Richardson, Trustee, of record in Book 2485, page 247, 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 Jerrell D. Birdwell and wife, Juanita L. Birdwell, their heirs and assigns, forever.

And we do covenant with the said Jerrell D. Birdwell and wife, Juanita L. Birdwell, 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, Clarence E. Elrod and wife, Elaine C. Elrod, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jerrell D. Birdwell and wife, Juanita L. Birdwell heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of August, 195[illegible]

Clarence E. Elrod

Elaine C. Elrod

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