K 2863

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and no/100----------($10.00)---------- DOLLARS

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged.

Radnor Lumber Company
_____ have bargained and sold, and by these presents do transfer and convey unto the said Clifford M. Ferriss and wife, Margie D. Ferriss

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. 6 on the Plan of Rains Heights Subdivision, as of record in Book 2663, page 85, Register's Office for said County.

Said Lot No. 6 begins at a point in the easterly margin of Rains Avenue, the common front corner of Lots Nos. 5 and 6; thence easterly 134 feet to a point, the common rear corner of Lots Nos. 5 and 6; thence northerly 52.6 feet to a point in the southerly margin of Moore Avenue, the common front corner of Lots Nos. 6 and 8; thence westerly along the southerly margin of Moore Avenue 114.25 feet to a point, the beginning of a curve; thence 30.07 feet around said curve having a radius of 20 feet, to a point in the easterly margin of Rains Avenue; thence southerly along said margin 30.35 feet to the point of beginning.

Being a part of the property conveyed to Radnor Lumber Company, by deed from Margaret Hamilton Reamer, individually, and as Trustee for Mary Hamilton Haile and William Hagan, Commissioner, as of record in Book 2742, page 545, 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 Clifford M. Ferriss and wife, Margie D. Ferriss
their heirs and assigns, forever.

And it does covenant with the said Clifford M. Ferriss and wife, Margie D. Ferriss
that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Radnor Lumber Company
do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Clifford M. Ferriss and wife, Margie D. Ferriss
their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof Radnor Lumber Company, a Tennessee Corporation, has caused this instrument to be executed by its duly authorized officer this the 14th day of January, 1959

RADNOR LUMBER COMPANY

By Robert F. Gilmore Jr.

PG 73