K 2960



WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

Five Thousand Five Hundred and no/100-------($5,500.00)---------- DOLLARS

cash in hand paid by C. D. Franck and wife, Agnes R. Franck, the receipt of which is hereby acknowledged.

M. L. Maxwell and wife, Ethel R. Maxwell have bargained and sold, and by these presents do transfer and convey unto the said C. D. Franck and wife, Agnes R. Franck 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. 34 on the Plan of Lea-Gran Estates, Section Two, as of record in Book 2854, page 3, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Lipscomb Drive, said point being the common corner of Lots Nos. 34 and 35; thence westwardly with said margin of said Drive 176.07 feet to a point, the beginning of a curve to the right having a radius of 25 feet; thence westwardly and northwardly around said curve 47.50 feet to a point in the southeasterly margin of Batey Drive; thence Northeastwardly with said margin of said Drive 124.28 feet to a point, the common corner of Lots Nos. 33 and 34; thence southeastwardly with the line between Lots Nos. 33 and 34; 150.1 feet to a point, the common corner of Lots Nos. 33, 34 and 35; thence southwardly with the line between Lots Nos. 34 and 35, 81.55 feet to a point in the northerly margin of Lipscomb Drive, the point of beginning.

Being part of the same property conveyed to M. L. Maxwell, by deed from Harrison H. Shoulders and wife, Virginia Swiggart Shoulders, of record in Book 2803, page 447, Register's Office for Davidson County, Tennessee.

2111

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. D. Franck and wife, Agnes R. Franck their heirs and assigns, forever.

And we do covenant with the said C. D. Franck and wife, Agnes R. Franck 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, M. L. Maxwell and wife, Ethel R. Maxwell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. D. Franck and wife, Agnes R. Franck their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of March, 19 59

M. L. Maxwell

Ethel R. Maxwell

G 173