BK 3027

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ----------
---------- ($10.00) *DOLLARS*
cash in hand paid by Virgil W. Francis, Sr. and wife, Pauline R. Francis, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration that the said Virgil W. Francis, Sr. and wife, Pauline R. Francis, do hereby assume and agree to pay the unpaid balance of an indebtedness executed by Alan T. Ross and wife, Mayora Ross, to R. Bruce Robertson, Jr., Trustee, which is of record in Book 2165, Page 405, Register's Office for Davidson County, Tennessee,
we *have bargained and sold, and by these presents do transfer and convey unto the said*
Virgil W. Francis, Sr. and wife, Pauline R. Francis
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. 23 and the southwesterly 1/2 of Lot No. 22, Block "C", on the Map of Cherokee Park, Second Section, as of record in Book 547, pages 175 and 176, Register's Office for said County, and described as follows: BEGINNING AT a point on the easterly margin of Lauderdale Road, at the common corner of Lots 24 and 23; thence with the margin of said Road as follows: North 19° 50' west 58.71 feet to a point, north 5° 40' east 61 feet to a point, north 32° 21' east 61.25 feet to a point; thence southeasterly, through Lot 22, to a point, the common corner of Lots 21, 22, 23 and 24; thence with the line between Lots 23 and 24, southwesterly, 160 feet to the beginning.
Being the same property conveyed to Raymond Francis and wife, Gladys H. Francis by Deed from Alan T. Ross and wife, Mayora Ross, of record in Book 2880, Page 523, Register's Office for Davidson County, Tennessee.
The above property is conveyed subject to restrictions of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Virgil W. Francis, Sr. and wife, Pauline R. Francis,
their *heirs and assigns, forever.*

And we *do covenant with the said* Virgil W. Francis, Sr. and wife, Pauline R. Francis *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 the mortgage referred to above.

And we, Raymond Francis and wife, Gladys H. Francis
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Virgil W. Francis, Sr. and wife, Pauline R. Francis, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* first *day of* February, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Raymond Francis
Gladys H. Francis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. E. Herod, *a Notary Public in and for said County and State,* Raymond Francis and Gladys H. Francis

the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, *Tennessee, this* first *day of* February, *19* 60.

W. E. Herod
Notary Public

Commission expires October 19, 1961

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