BK 3028

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Four Hundred-Fourteen and 00/100 ($414.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, and for further considertation the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $3850.00, executed by Odie Eugene Sage and wife, Frances Brinkley Sage, payable to the order of Home Federal Savings & Loan Association, dated January 30, 1956 and secured by a deed of trust to E. A. Goodloe, Trustee, of record in Book 2478, page 577, Register's Office for Davidson County, Tennessee

I, Frank Cleveland, a single person, have bargained and sold, and by these presents do transfer and convey unto the said Harvey C. Lane and wife, Betty Jane Lane, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the northerly parts of Lots Nos. 165, 166 and 167 on the Plan of Maplewood Heights Subdivision, of record in Book 547, pages 77 and 78, Register's Office for said County and as revised by plat of record in Book 1879, page 209, said Register's Office, and decsribed as follows;
Beginning on the westerly margin of Edwards Avenue at a point 200 feet north of the northwesterly corner of said Avenue and Ben Allen Road, and running thence northwardly with the westerly margin of Edwards Avenue 72.3 feet to the southeasterly corner of Lot No. 164; thence with the southerly line of Lot No. 164 westwardly 300 feet; thence southwardly 105.5 feet to a point 200 feet north of the northerly margin of Ben Allen Road; thence thence eastwardly 300 feet more or less to the beginning.
Being the same property conveyed to Frank Cleveland ( a single man) by deed from William F. Fennell and wife, Mary H. Fennell as of record in Book 2925, Page 329, 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 Harvey C. Lane and wife, Betty Jane Lane, their heirs and assigns, forever.

And I do covenant with the said Harvey C. Lane and wife, Betty Jane Lane that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the above mentioned indebtness.

And I, Frank Cleveland do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Harvey C. Lane and wife, Betty Jane Lane their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of February, 1960

Frank Cleveland

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