BK 3029

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

-------- TEN & 00/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, C. E. Francis and wife, Fannie J. Francis,

have have bargained and sold, and by these presents do transfer and convey unto the said John Furgess, Sr. and wife, Anita Furgess,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 421 on the Map of Charlotte Park, Section VI, as of record in Book 2900, pages 7 and 8, Register's Office for said County, as follows:

Beginning at a point in the northeasterly margin of Sunliner Drive, common corner of Lots Nos. 421 and 431; thence with the line between said two lots northwesterly 107.5 feet to a common corner and Lots Nos. 421, 431 and 422; thence with the line between Lots Nos. 421 and 422, northeasterly 120.0 feet to a point in the southwesterly margin of Fordomatic Drive; thence with the margin of said drive, southeasterly 82.5 feet to a point: thence around a curve southerly 39.3 feet, to a point in the northwesterly margin of Sunliner Drive; thence with said drive southwesterly 95.0 feet, to the point of beginning.

Being a part of the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Consolidated Developments, Inc., of record in Book 2924, page 311, said Register's Office.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said John Furgess, Sr. and wife, Anita Furgess, their heirs and assigns, forever.

And we do covenant with the said John Furgess, Sr. and wife, Anita Furgess, 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, C. E. Francis and wife, Fannie J. 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 John Furgess, Sr. and wife, Anita Furgess, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of February, 1960

C E Francis

Fannie J. Francis

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