K 3070

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 by J. W. Freeze and wife, Ella D. Freeze, and other good and valuable consideration, receipt of which is hereby acknowledged, and in further consideration of the assumption by the grantees, J. W. Freeze and wife, Ella D. Freeze, and their agreement to pay the balance of $11,965.56 due on an indebtedness secured by a deed of trust executed by Ralph J. Claud and wife, Dorris R. Claud, to Perriss C. Bailey, Trustee, of record in Book 2984, page 429, Register's Office for Davidson County, Tennessee.

We, Ralph J. Claud and wife, Dorris R. Claud,

have bargained and sold, and by these presents do transfer and convey unto the said J. W. Freeze and wife, Ella D. Freeze, 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. 2, Porter Heights Addition, of record in Book 2854, page 30, Register's Office for said County.

Said Lot No. 2 fronts 75.0 feet on the westerly side of Preston Drive and extends back between lines measuring 105.0 feet on the northerly side and 188.3 feet on the southerly side to a deadline in the rear on which it measures113.8 feet.

Being the same property conveyed to Ralph J. Claud and wife, Dorris R. Claud, by deed from E. Graves Pate, Sr. and wife, Frieda H. Pate, of record in Book 2961, page 69, 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 J. W. Freeze and wife, Ella D. Freeze, their heirs and assigns, forever.

And we do covenant with the said J. W. Freeze and wife, Ella D. Freeze, 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, Ralph J. Claud and wife, Dorris R. Claud, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. W. Freeze and wife, Ella D. Freeze their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of April, 1960

J. W. Freeze
Ella D. Freeze

Ralph J. Claud
Dorris R. Claud

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