K 3098

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, GENEVA CLARDY FLUTY, joined by my husband, WILLIAM FLUTY, have bargained and sold, and by these presents do transfer and convey unto REAU E. FOLK, JR., TRUSTEE, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot number five (5) of Block "A" in F. O. Beazley's Addition to East Nashville, a plan of which is recorded in Book No. 57, page No. 85, Register's Office of Davidson County, Tennessee.

Said lot No. five (5) fronts fifty (50) feet on the north side of Stratton Avenue, and extends back between parallel lines one hundred seventy (170) feet to an alley.

Being the same property conveyed to Geneva Clardy Fluty by deed from the Prudential Insurance Company of America, of record in Book 1049, page 648, said Register's Office.

To have and to hold the said parcel of land with the appurtenances, estate, title and interest thereto belonging to the said REAU E. FOLK, JR., TRUSTEE, his successors and assigns, for the purpose of reconveying said property to William Fluty and wife, Geneva Clardy Fluty.

And I, the said GENEVA CLARDY FLUTY, do covenant with the said REAU E. FOLK, JR., TRUSTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and said land is unencumbered.

And I, the said GENEVA CLARDY FLUTY, do further covenant and bind myself, my heirs and representatives, to warrant and defend the title to the said tract of land to the said REAU E. FOLK, JR., TRUSTEE, his successors and assigns, against the lawful claims of all persons.

WILLIAM FLUTY, husband of the said Geneva Clardy Fluty, joins in this instrument to convey whatever interest he may have in the

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