K 3103

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of 10.00----------

TEN DOLLARS AND NO/100----------DOLLARS

Cash in hand paid by John W. Spain and wife, Myrtle Lee Spain, the receipt of which is hereby acknowledged, and other good and valuable considerations.

We, Floyd C. Yarbrough and wife, Francis Marie Yarbrough have bargained and sold, and by these presents do transfer and convey unto the said John W. Spain and wife, Myrtle Lee Spain 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 13th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the unrecorded plan of the Curtis Lands, and described as follows:

Beginning at the northeast intersection of Cliff Drive, and Goodrich Avenue, being the southwest corner of this lot; thence with the margin of Goodrich Avenue, northerly 75 feet to a point; thence easterly parallel to Cliff Drive, 75 feet to a point; thence southerly parallel to Goodrich Avenue, 75 feet to the north margin of Cliff Drive; thence with the margin of the same, westerly 75 feet to the north margin of Cliff Drive, thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Floyd C. Yarbrough and wife, Francis Marie Yarbrough, by deed from Mrs. Mamie L. Dorris Mills, as of record in Book 2492, page 294, and by deed of correction, as of record in Book 3069 page 423, Both in 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 W. Spain and wife Myrtle Lee Spain their heirs and assigns, forever.

And we do covenant with the said John W. Spain and wife, Myrtle Lee Spain 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 taxes for 1960, which have been prorated and assumed by the grantees.

And We, Floyd C. Yarbrough and wife, Francis Marie Yarbrough 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 W. Spain & Myrtle Lee Spain heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 5th day of August, 1960

Floyd C. Yarbrough

Francis Marie Yarbrough

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