BK 3105

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 and other good and valuable consideration, the receipt of all of which is hereby acknowledged, including the assumption by grantees, George F. Corts and wife, Viola H. Corts, of an existing first mortgage with an outstanding balance of $17,960.56, secured by a deed of trust to Herschel Greer, Trustee dated July 5, 1959 of record in Book 2894 page 182, Register's Office for Davidson County, Tennessee.

We, Clint E. Edwards and wife, Joanne Edwards have bargained and sold, and by these presents do transfer and convey unto the said George F. Corts and wife, Viola H. Corts 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. 936 on the map of West Meade Farms Subdivision, Section XII, as of record in Book 2331, page 111, Register's Office for said County.
Said Lot No. 936 fronts 173.6 feet on the southwesterly side of Baskin Drive and runs back 562 feet on the northwesterly line and 708.5 feet on the southeasterly line to a dead line in the rear, measuring 212 feet thereon.

Being the same property conveyed to Clint E. Edwards and wife, Joanne Edwards, by deed from Gilbert M. Choate and wife, Leola C. Choate, of record in Book 2875 page 593 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 George F. Corts and wife Viola H. Corts their heirs and assigns, forever.

And we do covenant with the said George F. Corts and wife Viola H. Corts 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 as of record and 1960 State and County Taxes, which have been pro-rated and assumed by said grantees.

And we, Clint E. Edwards and wife Joanne Edwards do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George F. Corts and wife Viola H. Corts their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of August, 1960

Clint E Edwards

Joanne Edwards

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