K 3178

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

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

CASH IN HAND PAID BY FRANKLIN D. ALCORN AND WIFE, NANCY N. ALCORN, AND OTHER GOOD AND VALUABLE CONSIDERATION, INCLUDING AND AGREEMENT BY GRANTEES TO ASSUME AN INDEBTEDNESS IN THE ORIGINAL AMOUNT OF $8,300.00, SECURED BY AN INSTALLMENT DEED TO LOUIS LEFTWICH, JR., TRUSTEE, OF RECORD IN BOOK 2652, PAGE 45, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, LLOYD GRIFFIN, TRUSTEE

have bargained and sold, and by these presents do transfer and convey unto the said FRANKLIN D. ALCORN AND WIFE, NANCY N. ALCORN, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING THE NORTHERLY ONE-HALF OF TRACK 11, BLOCK "A" ON THE PLAN OF CEDARCREST ESTATES, AS OF RECORD IN BOOK 974, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID NORTHERLY ONE-HALF OF TRACT 11 FRONTS 50.5 FEET ON THE EAST SIDE OF BIXLER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 191.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO LLOYD GRIFFIN, TRUSTEE, BY DEED FROM EARL C. WATSON AND WIFE, JOYCE L. WATSON, OF RECORD IN BOOK 3105, PAGE 409, 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 FRANKLIN D. ALCORN AND WIFE, NANCY N. ALCORN THEIR heirs and assigns, forever.

And I do covenant with the said FRANKLIN D. ALCORN AND WIFE, NANCY N. ALCORN that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. EXCEPT AS HEREIN STATED.

And I, LLOYD GRIFFIN, TRUSTEE do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to the said land to the said FRANKLIN D. ALCORN AND WIFE, NANCY N. ALCORN, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness MY hand this 16TH day of JANUARY, 1961

Lloyd Griffin, Trustee

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