K 3220

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Five Hundred and 00/100 - - - - - - - - - $500.00) - DOLLARS cash in hand paid the receipt of which is hereby acknowledged by Fate E. Frensley and wife, Dorothy Sue Frensley, and for the further consideration that the said Albert Gene Morgan and wife, Bobbie F. Morgan will agree to assume and pay and by the acceptance of this instrument do herein agree to assume and pay a certain indebtedness in the original principal amount of Eight Thousand Two Hundred and 00/100 ($8200.00) Dollars, as evidenced by a joint promissory note executed by Fate E. Frensley and wife, Dorothy Sue Frensley dated November 14, 1958, and said note being secured by a Deed of Trust on the within described property recorded in Deed Book 2871, Page 343, Register's Office for Davidson County, Tennessee.

Now, Therefore, We, Fate E. Frensley and wife, Dorothy Sue Frensley, have bargained and sold, and by these presents do transfer and convey unto the said Albert Gene Morgan and wife, Bobbie F. Morgan 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. 18 on the Plan of rains Heights Subdivision, as of record in Book 2663, page 85, Registe 's Office for said County.

Said Lot No. 18 fronts 68.0 feet on the northerly side of Moore Avenue and extends back between lines measuring 148.1 feet on the east side and 150 feet on the west side to a rear line, which is a broken line, measuring 69.5 feet thereon.

Being the same property conveyed to Fate E. Frensley and wife, Dorothy Sue Frensley, by deed from Radnor Lumber Company, A Tennessee Corporation, of record in Book 2855, page 69, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all set back lines, easements and restrictive covenants of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert Gene Morgan and wife, Bobbie F. Morgan, their heirs and assigns, forever.

And We do covenant with the said Albert Gene Morgan and wife, Bobby F. Morgan 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 stated herein and taxes for the year 1961, the escrow account for the payment thereof being transferred to the vendees herein.

And We, Fate E. Frensley and wife, Dorothy Sue Frensley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Albert Gene Morgan and wife, Bobby F. Morgan, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this day of April 20, 1961

Fate E. Frensley

Dorothy Sue Frensley

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