K 3220

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten----------
----------($10.00)---------- DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the Grantee herein to pay the balance due on the first mortgage on on the hereinafter described property, I, Lucy Ann Clark,

have bargained and sold, and by these presents do transfer and convey unto the said Jesse James Clark, his all my right, title and interest in and to heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 1 on the Map of Section One, Rothwood Subdivision, as of record in Book 1424, page 135, Register's Office for said County.

Said Lot No. 1 fronts 65 feet on the northerly side of Trinity Lane and runs back between parallel lines 185 feet to a dead line.

Being the same property conveyed to Jesse James Clark and wife, Lucy Ann Clark by deed from James E. McGuire, et ux, of record in Book 2996, page 387, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1850, page 242, 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 Jesse James Clark, his heirs and assigns, forever.

And I do covenant with the said Jesse James Clark that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered. except first mortgage.

And I, Lucy Ann Clark do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jesse James Clark, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of March, 1961

Lucy Ann Clark

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