BK 3249

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

TEN & NO/100- DOLLARS

Cash in hand paid by Robert J. Ferguson and wife, Pearl Lee Ferguson, and James Robert Ferguson receipt of which is hereby acknowledged, and other good and valuable consideration,

We, Frank M. Cathey and wife, Frances D. Cathey,

________ have bargained and sold, and by these presents do transfer and convey unto the said ROBERT J. FERGUSON AND WIFE, PEARL LEE FERGUSON and James Robert Ferguson 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. 31 on the Map of Cathey Heights, Section II, as of record in Book 2854, page 126, Register's Office for said County.

Said Lot No. 31 fronts 128 feet on the easterly side of Torbay Drive and extends back 426.73 feet on the northerly line and 424.68 feet on the southerly line, to a line in the rear on which it measures 62.23 feet.

Being part of the property conveyed to Frank M. Cathey and Buford B. Walker, by deed from Elton P. Scales et ux, of record in Book 2863, page 351, said Register's Office, and the same property conveyed to Frank M. Cathey and wife, Frances D. Cathey, by deed from Buford B. Walker and wife, Louise H. Walker, of record in Book 3182, page 363, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT J. FERGUSON AND WIFE, PEARL LEE FERGUSON AND JAMES ROBERT FERGUSON their heirs and assigns, forever.

And we do covenant with the said Robert J. Ferguson and wife, Pearl Lee Ferguson, and James Robert Ferguson 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.

And We, Frank M. Cathey and wife, Frances D. Cathey, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert J. Ferguson and wife, Pearl Lee Ferguson, and James Robert Ferguson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20TH day of June, 1961

Frank M. Cathey

Frances D. Cathey

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