K 3254

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $9,350.00

Nine Thousand, Three Hundred Fifty and no/100 **DOLLARS**

Cash in hand paid by Paul C. Spradlin and wife, Frances J. Spence Spradlin, the receipt of which is hereby acknowledged, we,

Edward C. Fuqua and wife, Lois Marie Fuqua

have bargained and sold, and by these presents do transfer and convey unto the said Paul C. Spradlin and wife, Frances J. Spence Spradlin

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 the westerly 70 feet of Lot No. 41 on the Map of T. M. Nall's Subdivision of certain Lots in B. F. Cockrill's Land, as of record in Book 421, page 63, Register's Office for said County, described according to a survey by Hal R. Swann, Jr., Surveyor, dated July 15, 1961, as follows:

Beginning at a point in the northerly margin of Deal Avenue, the common corner of Lots Nos. 40 and 41; thence northerly along the line between said Lots 217.8 feet to a point; thence easterly 70 feet to a point; thence southerly 217.8 feet to a point in the northerly margin of Deal Avenue, said point being 450 feet, more or less, from the intersection of said Avenue and Stevenson Avenue; thence westerly along the northerly margin of Deal Avenue 70 feet to the point of beginning.

Being the same property conveyed to Edward C. Fuqua and wife, Lois Marie Fuqua, by deed from Warren E. Cratty and wife, Thelma M. Cratty, as of record in Book 3070, Page 200, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul C. Spradlin and wife, Frances J. Spence Spradlin their **heirs and assigns, forever.**

And we **do covenant with the said** Paul C. Spradlin and wife, Frances J. Spence Spradlin **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 1961 taxes, which have been prorated and hereby assumed by the purchasers.

And we, Edward C. Fuqua and wife, Lois Marie Fuqua **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Paul C. Spradlin and wife, Frances J. Spence Spradlin, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 2nd **day of** August, 19 61

Edward C Fuqua

Lois Marie Fuqua

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