BK 3255

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

----------Ten and 00/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William McKinnely Spivey, Jr. and wife, Ruth A. Spivey,

_____ have bargained and sold, and by these presents do transfer and convey unto the said James H. McKinney and wife, Faye S. McKinney their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land lying in Davidson County, Tennessee, being Lot No. 4 on the Map showing Jones & Land's Subdivision of part of Lot No. 41 on the Map of Kenmore Place of record in Book 332, page 32, Register's Office for said County.

Said Lot No. 4, according to a map of survey thereof made by Lewis D. Justice, Surveyor, May 9, 1950, is described as follows:

Said Lot No. 4 fronts 65 feet on the west side of Foster Street and runs back between parallel lines 180.72 feet to a dead line in the rear.

Being the same property conveyed to William McKinnely Spivey, Jr. and wife, Ruth A. Spivey, by deed from C. R. Land and J. S. Jones of record in Book 1879, page 123, 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 James H. McKinney and wife, Faye S. McKinney their heirs and assigns, forever.

And we do covenant with the said James H. McKinney and wife, Faye S. McKinney 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, William McKinnely Spivey, Jr. and wife, Ruth A. Spivey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James H. McKinney and wife, Faye S. McKinney, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of August, 19 61

Ruth A. Spivey

William McKinnely Spivey, Jr.

PG 329