BK 3279

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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

TEN & NO/100- **DOLLARS**

Cash in hand paid by James D. Mears and wife, Cora B. Mears, 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** JAMES D. MEARS AND WIFE, CORA B. MEARS,

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. 21 on the Plan of Glencliff Estates, Section 2, as of record in Book 1130, pages 77 and 78, Register's Office for said County.

Said Lot No. 21 fronts 100 feet on the easterly side of Thompson Lane and runs back 324 feet on the northerly line and 305 feet on the southerly line, to a dead line, measuring 104.2 feet thereon.

Being the same property conveyed to Frank M. Cathey and wife, Frances D. Cathey, by deed from L. S. Porter, Jr., and wife, Martha P. Porter, of record in Book 3856, page 91, 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 James D. Mears and wife, Cora B. Mears, their heirs and assigns, forever.

And we do covenant with the said James D. Mears and wife, Cora B. Mears, 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 James D. Mears and wife, Cora B. Mears, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31ST day of August, 1961

Frank M. Cathey

Frances D. Cathey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. Richard Letts, a Notary Public in and for said County and State, the within named Frank M. Cathey and wife, Frances D. Cathey,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31ST day of August, 1961

C. Richard Letts
Notary Public

Commission expires My Commission Expires FEB. 27, 1963

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