K 3282

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the said Clarence E. Elrod and wife, Elaine C. Elrod, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust, executed by Orba G. Maxey and wife, Shirley J. Maxey, to Chas. F. Lovell, Trustee, of record in Book 2987, page 257, Registers' Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Orba G. Maxey and wife, Shirley J. Maxey

have bargained and sold, and by these presents do transfer and convey unto the said Clarence E. Elrod and wife, Elaine C. Elrod

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. 171 on the Plan of Woodberry Park, as of record in Book 2331, page 117, Registers Office for said County.

Said Lot No. 171 fronts 64 feet on the southwesterly side of Seneca Drive and runs back between lines 151.9 feet on the northerly line and 155 feet on the southerly line to a dead line in the rear, whichis a broken line, on which it measures 82 feet.

Being the same property conveyed to Orba G. Maxey and wife, Shirley J. Maxey, by deed from Grady Woodson, Jr., and wife, Juanita Pavatte Woodson, of record in Book 2963, page 489, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence E. Elrod and wife, Elaine C. Elrod

their heirs and assigns, forever.

And We do covenant with the said Clarence E. Elrod and wife, Elaine C. Elrod

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 as hereinabove set out.

And We, Orba G. Maxey and wife, Shirley J. Maxey

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence E. Elrod and wife, Elaine C. Elrod

their heirs and assigns against the lawful claims of all persons, whomsoever.

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

Orba G. Maxey

Shirley J. Maxey

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