K 3282

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $15,600.00

Fifteen Thousand, Six Hundred and no/100 **DOLLARS**

Cash in hand paid by Lucien P. Stark and wife, Caroline P. Stark, the receipt of which is hereby acknowledged, we

Jerry F. Agee and wife, Tommye M. Agee

have bargained and sold, and by these presents do transfer and convey unto the said Lucien P. Stark and wife, Caroline P. Stark

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 part of Lot No. 3 of Block 6 on the Map of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the south side of Overlook Drive and runs back between lines 195.3 feet on the easterly line and 245.75 feet on the westerly line to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to Jerry F. Agee and wife, Tommye M. Agee by deed from William W. Davenport and wife, Margaret M. Davenport, of record in Book 2294, page 77, Register's Office for Davidson County, Tennessee.

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 Lucien P. Stark and wife, Caroline P. Stark **their heirs and assigns, forever.**

And we **do covenant with the said** Lucien P. Stark and wife, Caroline P. Stark **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 proprated and are hereby assumed by the purchasers.

And we, Jerry F. Agee and wife, Tommye M. Agee **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Lucien P. Stark and wife, Caroline P. Stark **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 26th **day of** September, **19** 61

Jerry F. Agee

Tommye M. Agee

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