K 3283

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($14,200.00)

------ Fourteen Thousand, Two Hundred & NO/100th. ---------- **DOLLARS**

Cash in hand paid, by Maurice M. Frazier and wife, Florence R. Frazier, the receipt of which is hereby acknowledged.

We, George W. Glass and wife, Deana Beard Glass **have bargained and sold, and by these presents do transfer and convey unto the said** Maurice M. Frazier and wife, Florence R. Frazier, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 7 and the easterly part of Lot No. 8 on the Plan of the Subdivision of the J. S. Dunbar Home Place, as of record in Book 332, page 156, Register's Office for said County, and a 50-foot strip adjoining and immediately north of said Lot No. 7 and part of Lot No. 8, being part of Franklin Avenue, as originally established.

Said Lot No. 7 and part of Lot No. 8 together with said strip front 52 feet on the southerly side of Franklin Avenue, as now established and run back between parallel lines, 247 feet, more or less, to an alley.

Being the same property conveyed to George W. Glass and wife, Deana Beard Glass, by deed from Josie Green Judd, a widow, of record in Book 2393, page 579, 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 Maurice M. Frazier and wife, Florence R. Frazier, their **heirs and assigns, forever.**

And we **do covenant with the said** Maurice M. Frazier and wife, Florence R. Frazier **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 prorated as of date of deed.

And we, George W. Glass and wife, Deana Beard Glass **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Maurice M. Frazier and wife, Florence R. Frazier, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 5th. **day of** October, 19 61

George W Glass

Deana Beard Glass

G 621