BK 3308

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.

We, Clarence E. Elrod and wife, Elaine C. Elrod

have bargained and sold, and by these presents do transfer and convey unto the said Alf Allen McGinness and wife, Ruth H. McGinness

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. 18 on the Map of Sunset View, Section Three, as of record in Plan Book 2663, page 44, Register's Office for said County.

Said Lot No. 18 fronts 110.0 feet on the south side of Cabin Hill Road and extends back between lines 199.7 feet on the east line and 199.7 feet on the west line to a dead line in the rear on which it measures 110.0 feet.

Being part of the same property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod, by deed from George I. Waddey, Jr., of record in Book 3220, page 396, 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 Alf Allen McGinness and wife, Ruth H. McGinness their heirs and assigns, forever.

And We do covenant with the said Alf Allen McGinness and wife, Ruth H. McGinness 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, Clarence E. Elrod and wife, Elaine C. Elrod do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alf Allen McGinness and wife, Ruth H. McGinness their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31 day of October, 1961

Clarence E. Elrod

Elaine C. Elrod

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