K 3309

APPROVED AS TO LEGALITY ON
THIS 3 DAY OF Nov. 61
BY Fred P. Groton

WARRANTY DEED

For and in consideration of the sum of $10.00
---TEN AND NO/100--- *DOLLARS*
Cash paid by Fred T. Cook and Wife, Lucille C. Cook, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, John D. Clayton and Wife, Edna E. Clayton
have bargained and sold, and by these presents do transfer and convey unto the said
Fred T. Cook and Wife, Lucille C. Cook
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 11th. Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Bonnie Brae Subdivision, Section One, of record in Book 2330, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100 feet on the north side of Old Hickory Boulevard and runs back between parallel lines 320 feet to a dead line.

Being the same real property conveyed to John D. Clayton and Wife, Edna E. Clayton by deed from J. E. Dozier and Wife, dated January 21, 1957, filed January 30, 1957, and recorded in Book 2636, Page 63, 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 Fred T. Cook and Wife, Lucille C. Cook
their *heirs and assigns, forever.*

And we *do covenant with the said* Fred T. Cook and Wife, Lucille C. Cook
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, John D. Clayton and Wife, Edna E. Clayton
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fred T. Cook and Wife, Lucille C. Cook, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 31st. *day of* October, 1961, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John D. Clayton
John D. Clayton
Edna E. Clayton
Edna E. Clayton

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, James W. Cain, *a Notary Public in and for said County and State,* John D. Clayton and Wife, Edna E. Clayton, *the within named bargainor* s, *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 Memphis, Tennessee, *this* 31st *day of* October, 1961.

James W. Cain *Notary Public*

Commission expires June 22, 1964

STATE OF TENNESSEE
SHELBY COUNTY

G 171