BK 3309

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - ($2,500.00) - - - - - - - - - -

Two Thousand Five Hundred and No/100 - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Roy E. Pardue, Jr., and wife, Joyce Evelyn Pardue, the receipt of which is hereby acknowledged, and the further consideration of the assumption of a note in the original amount of $11,500.00, more particularly described in a deed of trust executed by George H. Cochran, Jr., and wife, Louise G. Cochran, to Louis R. Linx, Trustee, to secure the payment of said note to the First Federal Savings and Loan Association. Said note is payable in monthly installments of $74.11, including interest; all of which is more particularly described in Book 3293, page 267, Register's Office for Davidson County, Tennessee;

We, George H. Cochran, Jr., and wife, Louise G. Cochran,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Roy E. Pardue, Jr., and wife, Joyce Evelyn Pardue, 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. 40 and the southerly part of Lot No. 41 on the Map of Haley's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 847, page 155, Register's Office for said County, bein g Lots Nos. 31, 32, 33 and 34, of Block "A" on an un-registered plan of Haley's Subdivision of part of Block 5, in G. T. Sheegog's Subdivision at Bordeaux.

According to said unregistered plan, said Lots Nos. 31, 32, 33 and 34 front together 110 feet on the westerly side of River Drive and run back 147.6 feet on the northerly line and 145 feet on the southerly line to a dead line, measuring 113.6 feet thereon.

Being the same property conveyed to George H. Cochran, Jr., and wife, Louise G. Cochran, by deed from Marshall L. Smith and wife, Margaret M. Smith, of record in Book 2341, page 201, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants which are of record in Book 1191, page 183, R.O.D.C., Tenn.; said deed also provides for the right of water tap and easement for sewer purposes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy E. Pardue, Jr., and wife, Joyce Evelyn Pardue, their heirs and assigns, forever.

And we do covenant with the said Roy E. Pardue, Jr., and wife, Joyce Evelyn Pardue, 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 stated herein.

And we, George H. Cochran, Jr., and wife, Louise G. Cochran, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roy E. Pardue, Jr., and wife, Joyce Evelyn Pardue, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of November, 19 61.

George H Cochran Jr.

Louise G. Cochran

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