K 3310

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fifteen Thousand Three Hundred and No/100 ------
----------($15,300.00) ---------- DOLLARS

Cash in hand paid by Howard N. Franklin and wife, Edith S. Franklin, the receipt of which is hereby acknowledged, we,

Joe Anderton and wife, Marie Anderton

have bargained and sold, and by these presents do transfer and convey unto the said Howard N. Franklin and wife, Edith S. Franklin

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. 627 on the Plan of Hermitage Hills, Section VI, as of record in Book 3300, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 627 fronts 76.5 feet on the southerly margin of Bonnawood Drive and runs back between lines measuring 146.2 feet on the westerly side and 139.85 feet on the easterly side to a dead line in the rear on which it measures 83.7 feet.

Being the same property conveyed to Joe Anderton and wife, Marie Anderton, by deed from Miller Kimbrough, Trustee, of record in Book 3256, page 115, 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 Howard N. Franklin and wife, Edith S. Franklin their heirs and assigns, forever.

And we do covenant with the said Howard N. Franklin and wife, Edith S. Franklin 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, Joe Anderton and wife, Marie Anderton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard N. Franklin and wife, Edith S. Franklin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of November, 19 61

Joe Anderton

Marie Anderton

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