K 3310

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----($10.00) ----------

Ten dollars cash and other good and valuable considerations - - -DOLLARS

Cash in hand paid by Carl D. Menser and wife, Margaret A. Menser, receipt of which is hereby acknowledged, and assume the unpaid balance of loan in the amount of $8,705.43 as of record in Book "I" 2814, page 303, Register's Office Davidson County, Tenn.

We, Joe L. Wright and wife, Mary Howell Wright have bargained and sold, and by these presents do transfer and convey unto the said Carl D. Menser and wife, Margaret A. Menser 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. 145 on the Plan of Sterling Heights, Section 5, as of record in Book 1835, page 37, Register's Office for said County.

Said Lot No. 145 fronts 80.0 feet on the westerly side of Jonell Drive and runs back 200.0 feet on the northerly line and 127.0 feet on the southerly line to a dead line, measuring 123.0 feet thereon.

Being the same property conveyed to Joe L. Wright and wife, Mary Howell Wright by deed from LeRoy N. Greer and wife, Dorothy S. Greer of record in Book 2864, page 40, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl D. Menser and wife, Margaret A. Menser their heirs and assigns, forever.

And we do covenant with the said Carl D. Menser and wife, Margaret A. Menser 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 L. Wright and wife, Mary Howell Wright do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Carl D. Menser and wife, Margaret A. Menser their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31st day of Oct., 1961

Joe L. Wright

Mary Howell Wright

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