BK 3316

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

----------Ten and 00/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a note secured by a deed of trust executed by Robert S. O'Connor and wife, Mary Ann O'Connor to E. A. Goodloe, Trustee, of record in Book 2047, page 328, R.O.D.C., Tennessee, securing Home Federal Savings & Loan Association, the balance of $9,697.11, we, Robert S. O'Connor and wife, Mary Ann O'Connor have bargained and sold, and by these presents do transfer and convey unto the said

James T. Craig and wife, Ruth Craig

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. 210 on the Map of Shepparo Heights, Section 1, as of record in Book 2668, pages 64 and 65, Register's Office for said County, more particularly described as follows:

Said Lot No. 210 fronts 95 feet on the westerly side of Flicker Drive and extends back 137.9 feet on the northerly line, and 144.4 feet on the southerly line, to a line in the rear on which it measures 90 feet.

Being part of the same property conveyed to Robert S. O'Connor and A. E. Frantz, by deed from J. R. Coarsey, Trustee, of record in Book 1942, page 151, 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 James T. Craig and wife, Ruth Craig their heirs and assigns, forever.

And we do covenant with the said James T. Craig and wife, Ruth Craig 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 set out herein.

And we, Robert S. O'Connor and wife, Mary Ann O'Connor do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James T. Craig and wife, Ruth Craig their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of November 1962

Robert S. O'Connor

Mary Ann O'Connor

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