BK 3343

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, Howard C. Arnold and wife, Frances B. Arnold, have assumed and agreed to pay the unpaid balance of $8,884.15 of a note dated January 26, 1959, in the original principal sum of $9,950.00, payable in monthly installments and secured by a deed of trust of record in Book 2892, page 455, Register's Office for Davidson County, Tennessee,

We, Charles A. Gentry and wife, Katharine N. Gentry, have bargained and sold, and by these presents do transfer and convey unto the said Howard C. Arnold and wife, Frances B. Arnold, 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. 7 on the Revised Subdivision of Lots Nos. 3 and 4 of the East Nashville Golf Club Property, of record in Book 547, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 56 feet 4 inches on the southwesterly side of Jakes Avenue and runs back between lines 195 feet on the northwesterly line and 185 feet on the southeasterly line to a dead line, on which it measures 55 feet.

Being the same property conveyed to Charles A. Gentry and wife, Katharine N. Gentry, by deed from Robert Homer Underwood and wife, Rebecca R. Underwood, of record in Book 2864, page 259, 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 Howard C. Arnold and wife, Frances B. Arnold, their heirs and assigns, forever.

And We do covenant with the said Howard C. Arnold and wife, Frances B. Arnold, 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 above set forth and 1962 taxes which are assumed by the grantees.

And We, the said grantors, 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 C. Arnold and wife, Frances B. Arnold, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 26th day of February, 1962

Charles A. Gentry

Katharine N. Gentry

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