K 3344

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 John Edward Hagood and wife, to Herschel Greer, Trustee, of record in Book 2563, page 547, R.O.D.C., Tennessee, securing Guaranty Mortgage Company, the original principal sum of $12,700.00, we, Clarence E. Elrod and wife, Elaine C. Elrod, have bargained and sold, and by these presents do transfer and convey unto the said Edward D. Moore and wife, Clara S. Moore

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. 16 on the Map of Happy Acres, Subdivision, as of record in Book 2331, page 63, Register's Office for said County.

Said Lot No. 16 fronts 100 feet on the southerly side of Lyncrest Drive and runs back 190.1 feet on the westerly line and 190.2 feet on the easterly line to a dead line in the rear measuring 100 feet, thereon.

Being the same property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod, by deed from John Edward Hagood and wife, Minnie Hagood of record in Book 3339, page 615, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward D. Moore and wife, Clara S. Moore their heirs and assigns, forever.

And we do covenant with the said Edward D. Moore and wife, Clara S. Moore 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, Clarence E. Elrod and wife, Elaine C. Elrod, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward D. Moore and wife, Clara S. Moore, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of February, 1962

Clarence E. Elrod

Elaine C. Elrod

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