K 3344

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

TEN DOLLARS AND NO/100($10.00) DOLLARS

Paid in Cash by James O. McClanahan and wife, Emma J. McClanahan the receipt of which is hereby acknowledged and other good and valuable considerations.

WE, GEORGE SIMMONS AND WENDELL COOPER

have bargained and sold, and by these presents do transfer and convey unto the said James O. McClanahan and wife, Emma J. McClanahan 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. 18 on the Plan of Larkwood Subdivision, of record in Book 2900, page 144, Register's Office for said County, as follows:

Said Lot No. 18 fronts 75 feet on the westerly side of Lockwood Drive and extends back between parallel lines 184.87 feet to a dead line.

Being part of the same property conveyed to George Simmons and Wendell Cooper by deed from York Construction Company of record in Book 3279, Page 198, 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 James O. McClanahan and wife, Emma J.McClanahan their heirs and assigns, forever.

And we do covenant with the said James O. McClanahan et ux, Emma J. McClanahan 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, George Simmons and Wendell Cooper 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 O. McClanahan and wife, Emma J.McClanahan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of March, 19 62

Wendell Cooper — George Simmons

Thelma Jane Cooper — Mary Sue Simmons

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