K 3345

WARRANTY DEED

FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---TEN & No/100THS--($10.00)---

DOLLARS

AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, EVELYN J. EDGE,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN EDWARD BURNS AND WIFE, ALICE M. BURNS,

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. 12 ON THE REVISED PLAN OF VALLEY VIEW SUBDIVISION, SECTION ONE, OF RECORD IN BOOK 2331, PAGE 88, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT No. 12 FRONTS 50 FEET ON THE SOUTH SIDE OF SENTINEL DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO THE NORTH LINE OF THE BRANCH LINE OF THE N.C. & ST.L. RAILROAD.

BEING THE SAME PROPERTY CONVEYED TO EVELYN J. EDGE BY DEED FROM VALLEY VIEW HOMES, INC., OF RECORD IN BOOK 2535, PAGE 429, SAID REGISTER'S OFFICE, AND BY DECREE OF THE FOURTH CIRCUIT COURT OF RECORD IN MINUTE BOOK 11, PAGE 93, IN THE STYLE OF EDGE VS. EDGE UNDER RULE No. 33647.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN EDWARD BURNS AND WIFE, ALICE M. BURNS, THEIR heirs and assigns, forever.

And I do covenant with the said JOHN EDWARD BURNS AND WIFE, ALICE M. BURNS that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., EXCEPT AS OF RECORD.

And I, EVELYN J. EDGE,

do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN EDWARD BURNS AND WIFE, ALICE M. BURNS, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness MY hand this 12 day of FEBRUARY, 1962

Evelyn J. Edge

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