K 3345

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the grantee assumes the balance on an original loan of $8,300.00, owing Guaranty Mortgage Company, Deed of Trust of record in Book 3090, page 311, Register's Office for Davidson County, Tennessee.

I, Thomas W. Batey, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Billy Ray Lewis and wife, Betty Lou Lewis, their successors 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. 107 on the Map of Shelby Heights Subdivision, Section 1, Revised, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee

Said Lot No. 107 Fronts 51.7 feet on the each margin of South 12th Street, and extends back 113.1 feet on the north line and 111.5 feet on the south line, to a dead line, measuring 51.7 feet thereon.

Being the same property conveyed to Thomas W. Batey, Trustee by deed from Gail D. Weaks and wife, Carolyn L. Weaks of recordin Book 3343, page 235 R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy Ray Lewis, et ux their successors heirs and assigns, forever.

And we do covenant with the said Billy Ray Lewis, et ux 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 herein set forth above.

And I, Thomas W. Batey, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Billy Ray Lewis, et ux their successors heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd day of March, 19 62

Thomas W. Batey Trustee

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