K 3346

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------
----------TEN & NO/100----------DOLLARS
cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and further consideration grantees herein agree to pay the unpaid principal balance of a note in the original amount of $8,100.00, secured by deed of trust executed by Charles Wesley Porter and wife, Lois Naomi Reid Porter to Herschel Greer, Trustee of record in Book 2755, page 599, Register's Office for Davidson County, Tennessee, we, Charles Wesley Porter and wife, Lois NaomiReid Porter

_____ have bargained and sold, and by these presents do transfer and convey unto the said George William Dennis, Sr., and wife, Pearl J. Dennis

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. 113 on the Map of Payne, Blakemore and Cummings' Addition, as of record in Book 57, page 70, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, January 25, 1958, as follows:

Said Lot No. 113 fronts 50 feet on the west side of South 14th Street and runs back between parallel lines with the north margin of Eastside Avenue, 155.2 feet on the South line and 156 feet, more or less, on the North line to an alley.

Being the same property conveyed to Charles Wesley Porter and wife, Lois Naomi Reid Porter by deed from Pyramid Property Company, a Tennessee Corporation, of record in Book 2739, page 439, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George William Dennis, Sr., and wife, Pearl J. Dennis their heirs and assigns, forever.

And we do covenant with the said George William Dennis, Sr., and wife, Pearl J. Dennis 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, Charles Wesley Porter and wife, Lois Naomi Reid Porter do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George William Dennis, Sr., and wife, Pearl J. Dennis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of February 19 62

Charles Wesley Porter

Lois Naomi Reid Porter

STATE OF

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