K 3347

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11,000.00

Eleven Thousand and No/100 **DOLLARS**

Cash in hand paid by Errette Clements and wife, Martha L. Clements, the receipt of which is hereby acknowledged, I,

MARY ALICE ENNIS (Unmarried)

have bargained and sold, and by these presents do transfer and convey unto the said Errette Clements and wife, Martha L. Clements 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. 3 of Block "B", on the revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said Lot No. 3 fronts 100 feet on the northerly side of Blackstone Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Charles D. Ennis and wife, Mary Alice Ennis, by deed from Bruce E. Griffith, Jr., et ux, et al, of record in Book 2195, page 615, said Register's Office, all right, title and interest of the said Charles D. Ennis having been divested out of him and vested in the said Mary Alice Ennis by decree of the Fourth Circuit Court of said County, a certified copy of which is of record in Book 3185, page 485, said Register's Office.

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 Errette Clements and wife, Martha L. Clements their **heirs and assigns, forever.**

And I **do covenant with the said** Errette Clements and wife, Martha L. Clements **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 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And I, MARY ALICE ENNIS, (unmarried) **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Errette Clements and wife, Martha L. Clements, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 19th **day of** March, 19 62

Mary Alice Ennis

G 317