K 3370

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - ($1.00) - - - - - - - - -

One and No/100 - DOLLARS

Cash in hand paid by Frank A. Spain and wife, Nancy Faye Spain, and other good, valuable and sufficient considerations, the receipt of all of which is by me acknowledged;

I, Barbara A. Green, have bargained and sold, and by these presents do transfer and convey unto the said Frank A. Spain and wife, Nancy Faye Spain, 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. 27 on the Map of Beverly Heights Subdivision, Section II, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 27 fronts 65 feet on the westerly side of Hopedale Drive, and extends back 200.2 feet on the northerly line and 201.2 feet on the southerly line, to a dead line in the rear, on which it measures 87.3 feet thereon.

Being the same property conveyed to Joe Allen Green and wife, Barbara A. Green, by deed from A. L. Murphy et ux., of record in Book 2598, page 593, Register's Office for Davidson County, Tennessee; the said Barbara A. Green having since obtained a divorce and the property is now vested in the said Barbara A. Green by divorce decree of record in Minute Book _____, page _____, Office of Circuit Court Clerk, Davidson County, Tennessee. The said Barbara A. Green is now Barbara A. Spain.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank A. Spain and wife, Nancy Faye Spain, their heirs and assigns, forever.

And I do covenant with the said Frank A. Spain and wife, Nancy Faye Spain, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, except for the indebtedness which appears of record in Book 2571, page 85, Register's Office for Davidson County, Tennessee.

And I, Barbara A. Green, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Frank A. Spain and wife, Nancy Faye Spain, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5th day of April, 1962.

Barbara A. Green

Barbara A. Spain

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