K 3373



WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of --$10.00--

--Ten and No/100-- DOLLARS

And other good and valuable considerations, the receipt of which is hereby acknowledged,

We, John B. Reece and wife, Lovie Johnson Reece, have bargained and sold, and by these presents do transfer and convey unto the said Dorris D. Yearwood and wife, Jenny Yearwood, 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. 86 on the Plan of Primrose Acres, as of record in Book 2663, pages 106 and 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 115 feet on the northwesterly side of Highland Circle and runs back 303.4 feet on the southwesterly line and 348 feet on the northeasterly line to a dead line in the rear, measuring 160 feet thereon.

Being the same property conveyed to John B. Reece and wife, Lovie Johnson Reece by deed from Robert Duley Short, Jr., and wife, Martha Brook Short, of record in Book 2922, page 606, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a deed of Trust of John B. Reece and wife, Lovie Johnson Reece to Miller Kimbrough, Trustee to secure Kimbrough-Phillips Co., the payment of $12,150,00 and interest, dated June 29, 1959 and registered June 29, 1959 in Book 2939, page 379, Register's Office, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dorris D. Yearwood and wife, Jenny Yearwood, Their heirs and assigns, forever.

And We do covenant with the said Dorris D. Yearwood and wife, Jenny Yearwood, 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 stated. Settlement for the escrow account has been received in full.

And We, John B. Reece and wife, Lovie Johnson Reece, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Dorris D. Yearwood and wife, Jenny Yearwood, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of April, 1962

John B Reece

Lovie Johnson Reece

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