K 3376

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and No/100 ($10.00)----------
---------- DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

We, David Faircloth, and wife, Katherine Juanita Faircloth, have bargained and sold, and by these presents do transfer and convey unto the said Joseph C. Kincaid, and wife, Ruth S. Kincaid, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 3rd Civil District of Davidson County, Tennessee and described according to a survey by Hickerson and Hickerson, Engineers, dated June 8th, 1961 as follows:

Beginning at a concrete monument in the southerly margin of Allen Road, said point being the northeast corner of the tract of land conveyed to David Faircloth, by deed of record in Book 3251, page 511 in the Register's Office for Davidson County, Tennessee, and thence south 11° 18' east 236.7 feet to a concrete monument; thence north 88° 54' west 142.8 feet to a point; thence northerly 230.7 feet to an iron pin in the southerly margin of Allen Road; thence south 89° 19' east 91.6 feet to the beginning.

Being part of the same property conveyed to David Faircloth, by deed, from Frank Newman, Trustee, as of record in Book 3251, page 511 in the Register's Office for 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 Joseph C. Kincaid, and wife, Ruth S. Kincaid, their heirs and assigns, forever.

And we do covenant with the said Joseph C. Kincaid, and wife, Ruth S. Kincaid 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.

And we, David Faircloth, and wife, Katherine Juanita Faircloth, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph C. Kincaid, and wife, Ruth S. Kincaid, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14TH day of MAY, 1962

David Faircloth

Katherine Juanita Faircloth

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