BK 3377

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and DOLLARS valuable considerations, that is, that this conveyance is made subject to any outstanding mortgages or liens or other incumbrances which may be against the said property and that the grantees herein take and assume the payment of all such incumbrances as a part of the purchase price on the premises described hereinafter.



We, Bert E. Ferguson, et ux, Janelle Ferguson, have bargained and sold, and by these presents do transfer and convey unto the said W. S. Willey, et ux, Mary M. Willey, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: All of our one-half undivided interest in and to the following described property.

Being the southerly 55.5 feet of the southerly one-half of Lot No. 4 of Block "K", Revised Plan of Power and Roth, Madison Park Subdivision, of record in Book 843, page 7, Register's Office for said County.

Said part of said lot fronts 55.5 feet on the southwesterly side of Idlewild Road, shown as un-named street on said plan, and extends back between parallel lines, 254 feet on the southeasterly line, to a dead line in the rear.

Being part of the same property as conveyed from C. E. Harlan, to W. S. Willey and Bert E. Ferguson, by Warranty Deed, as of record in Book 2864, page 601, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 963, page 665, placed upon the above described property by deed of record in Book 1194, page 393, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. S. Willey, et ux, Mary M. Willey, their heirs and assigns, forever.

And we do covenant with the said W. S. Willey, et ux, Mary M. Willey, 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, Bert E. Ferguson, et ux, Janelle Ferguson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. S. Willey, et ux, Mary M. Willey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of October, 19 61

Bert C Ferguson

Janelle Ferguson

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