K 3399

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - $10.00 - - -
- - - TEN AND NO/100 - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged

I, Stanly T.Snodgrass, Trustee
have bargained and sold, and by these presents do transfer and convey unto the said James E.Driver and wife Dorothy Louise Driver
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.28 on the Plan of Cumberland Gardens, Section V, of record in Book 3300, page 37, R.O.D.C.Tennessee.
Said lot No.28 fronts 50 feet on the westerly side of 26th Avenue North and runs back between lines, 135.1 feet on the southerly side and 147.2 feet on the northerly side to a line at the rear on which it measures 51.4 feet thereon.
Being part of the same property conveyed to Stanly T.Snodgrass, Trustee, by deed from Ida Flair, of record in book 3278, page 195, 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 James E.Driver and wife Dorothy Louise Driver
their heirs and assigns, forever.

And I do covenant with the said James E.Driver and wife Dorothy Louise Driver
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.

And I, Stanly T.Snodgrass, Trustee
do further covenant and bind myself, my ~~heirs~~ successors and assigns and ~~representatives~~, to warrant and forever defend the title to the said land to the said James E.Driver and wife Dorothy Louise Driver
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28th day of February, 1962

Stanly T. Snodgrass, Trustee

G 517