K 3400

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, cash in hand paid by Willie Darnell Frazier and wife, Mary Elizabeth Frazier, the receipt of all of which is hereby acknowledged.

Townhouse, Inc., a Tennessee Corporation has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Willie Darnell Frazier and wife, Mary Elizabeth Frazier their ~~heirs~~ **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. 6 on the Plan of Village Manor, as of record in Book 330[illegible], page 55, Register's Office for said County. Said Lot No. 6 fronts 18.34 feet on the easterly side of North 4th Street, and extends back 158.88 feet on the northerly line and 158.86 feet on the southerly line, to an alley in the rear on which it measures 18.34 feet. Being part of the property conveyed to Townhouse, Inc., a Tennessee Corporation, by deed from Hardaway Construction Company, as of record in Book 3345, page 361, said Register's Office.

This conveyance is made subject to restrictions recorded Dec. 15, 1961, in Book 3314, page 419; restrictions recorded Mar. 22, 1962, in Book 3368, page 23; and restrictions recorded May 9, 1962, in Book 3375, page 261, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willie Darnell Frazier and wife, Mary Elizabeth Frazier their **heirs and assigns, forever.**

And it ~~its~~ does ~~do~~ **covenant with the said** Willie Darnell Frazier and wife, Mary Elizabeth Frazier **that** it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**, with exception of the 1962 Taxes which are prorated and assumed by the Grantees herein.

And Townhouse, Inc., a Tennessee Corporation does **do further covenant and bind** itself, its ~~heirs~~ successors **and representatives, to warrant and forever defend the title to the said land to the said** Willie Darnell Frazier and wife, Mary Elizabeth Frazier, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Townhouse, Inc., a Tennessee Corporation has caused this instrument to be executed by its duly authorized officers this the 11th day of June, 1962.

L. H. Hardaway, President

Floyd Addisson, Vice-President

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