K 3401

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------Ten and no/100----------DOLLARS

and other good and valuable considerations, cash in hand paid by Ralph Lucas and wife, Mary Alice Lucas, the receipt of all of which is hereby acknowledged.

We, Horace Sprott and wife, Marjorie T. Sprott

have bargained and sold, and by these presents do transfer and convey unto the said Ralph Lucas and wife, Mary Alice Lucas

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. 20 on the Map of D. D. Philips Silverdene Park Subdivision, of record in Book 421, page 21, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the southerly side of Silverdene, formerly Georgia Street and extends back between parallel lines, along the westerly margin of an alley, 170 feet to an alley in the rear.

Being the same property conveyed to Horace Sprott and wife, Jimmie Grant Sprott, by deed from Jack L. Myers and wife, of record in Book 873, page 467, said Register's Office, the said Jimmie Grant Sprott, having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ralph Lucas and wife, Mary Alice Lucas

their heirs and assigns, forever.

And we do covenant with the said Ralph Lucas and wife, Mary Alice Lucas

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., with exception of the 1962 Taxes which are prorated and assumed by the Grantees herein.

And we, Horace Sprott and wife, Marjorie T. Sprott

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ralph Lucas and wife, Mary Alice Lucas

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of June, 1962

Horace Sprott
Horace Sprott

Marjorie T. Sprott
Marjorie T. Sprott

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