K 3405

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THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust to Miller Kimbrough, Trustee, of record in Book 3195, page 377, Register's Office for Davidson County, Tennessee,

We, James Lawrence Comerford and wife, Jacquelyn W. Comerford,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Paul Richard Bennett and wife, Gertrude Catignani Bennett, 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. 46 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee, more particularly described as follows: BEGINNING with a point in the northwesterly margin of Bonnacreek Drive at the common corner of Lots 46 and 69; thence with the boundary between said two lots 90.0 feet in a northwesterly direction; thence in a southwesterly direction 150.0 feet to a point in the northeasterly margin of Bonnaridge Drive; thence along said margin 65.0 feet in a southeasterly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a northeasterly direction to a point in the northwesterly margin of Bonnacreek Drive; thence along said margin 125.0 feet in a northeasterly direction to the point of beginning.

Being the same property conveyed to James Lawrence Comerford and wife, Jacquelyn W. Comerford by deed from J. Claud Smith and wife, Billie Katherine Smith, of record in Book 3183, page 615, 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 Paul Richard Bennett and wife, Gertrude Catignani Bennett, their _____ heirs and assigns, forever.

And we do covenant with the said Paul Richard Bennett and wife, Gertrude Catignani Bennett _____ 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, James Lawrence Comerford and wife, Jacquelyn W. Comerford do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Paul Richard Bennett and wife, Gertrude Catignani Bennett, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of July, 19 62

James Lawrence Comerford

Jacquelyn W. Comerford

STATE OF TENNESSEE
Davidson County }

Personally appeared before me, Jim Elsecork, a Notary Public in and for said County and State, the within named James Lawrence Comerford and wife, Jacquelyn W. Comerford

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of July, 19 62

My Commission Expires MAY 22, 1965

Jim Elsecork
Notary Public

May 22 1965

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