K 3407

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 subject to any existing mortgages on said property,

We, Walter A. Craddock and wife, Jean Marshall Craddock,
have bargained and sold, and by these presents do transfer and convey unto the said James C. Summers and wife, Georgia C. Summers
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, being Lot No. 27 on the Plan of Hillhurst Acres, Sec. 3, of record in Book 2331, page 86, Register's Office for said county, described as follows:

Beginning at a point in the southerly margin of Hillhurst Drive, the common corner of Lots 27 and 26; thence southwardly with the line between said two lots, 168.1 feet to a point; thence eastwardly 163.4 feet to a point in the westerly margin of Sunset Drive: thence with the margin of the same, northwardly 107.9 feet to a point, the beginning of a curve; thence northwesterly around said curve 31.42 feet to a point in the southerly margin of Hillhurst Drive; thence with the margin of the same, westwardly 123.9 feet to the point of beginning.

Being the same property conveyed to Walter A. Craddock and wife, Jean Marshall Craddock by deed from Gaines and Gregory Construction Company, Inc., of record in Book 2884, page 495, 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 C. Summers and wife, Georgia C. Summers
their heirs and assigns, forever.

And we do covenant with the said James C. Summers and wife, Georgia C. Summers
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, Walter A. Craddock and wife, Jean Marshall Craddock
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James C. Summers and wife, Georgia C. Summers,
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of August, 1961.

Walter A. Craddock

Jean Marshall Craddock

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jim Gluscork, a Notary Public in and for said County and State, the within named Walter A. Craddock and wife, Jean Marshall Craddock
the bargainors, 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 17th day of August, 1961

MAY 22, 1965

Jim Gluscork
Notary Public

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