K 3428

Book [illegible] Page [illegible]

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, paid by the grantees, the receipt of which is hereby acknowledged,

..., William ... Ferguson and wife, Victoria Ferguson

have bargained and sold, and by these presents do transfer and convey unto the said J. L. Lee, Jr., and wife, Evelyn S. Kee, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

[illegible] Davidson County, Tennessee, being the southwest part of lot No. [illegible] on the [illegible] of Woodmont Heights, of record in Book 330, pages 32 and 33, Register's Office [illegible] County.

Said part of said lot fronts 100 feet on the north side of McCavock Pike, formerly known [illegible], and runs back between parallel lines, along the easterly margin of [illegible] Court, 143 feet to a rear line.

[illegible] property conveyed to William W. Ferguson and wife, Victoria [illegible], by deed from [illegible] Smith and husband, dated October 7, 19[illegible], filed [illegible] 1[illegible], 19[illegible], and recorded in book 13[illegible], page 67[illegible], 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 J. L. Lee, Jr., and wife, Evelyn S. Kee, their

heirs and assigns, forever.

And we *do covenant with the said* J. L. Lee, Jr., and wife, Evelyn S. Kee,

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.*, except for the 1962 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, William W. Ferguson and wife, Victoria Ferguson

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. L. Lee, Jr., and wife, Evelyn S. Kee, their

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

Witness our *hand* s *this* 2nd *day of* August, *19*62. ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

William W. Ferguson

Victoria Ferguson.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* William W. Ferguson and Victoria Ferguson

the within named bargainor s, 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 Nashville, *Tennessee, this* 2nd *day of* August, *19*62.

Hugh J. Bradley *Notary Public*

Commission expires April 23, 1963.

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