K 3428

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$10.00----------

----------Ten and 00/100----------DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Floyd Tomlin

_____ have bargained and sold, and by these presents do transfer and convey unto the said William Tomlin, Jr. and wife, Ramona Upchurch Tomlin

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 the easterly 40 feet of Lot No. 1 and the northerly 10 feet of the easterly 40 feet of Lot No. 2 on the corrected plan of the L. J. Williams Estate tract, as of record in Book 232, page 134, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Elvira Avenue, 150 feet west of the southeast corner of Elvira Avenue and Ordway Place; thence easterly, with the southerly margin of Elvira Avenue, 40 feet to a point, the northeast corner of the land herein described and the common corner of Lots Nos. 7 and 8; thence southerly, with the dividing line between Lots Nos. 7 and 1, 107 feet, more or less, to a point, the northeast corner of the property conveyed to Lorenzo Parano and wife, by deed from W. E. Taylor and wife, of record in Book 667, page 242, Register's Office; thence westerly, with Parano's north line, 40 feet to a point, Parano's northwest corner; thence northerly and parallel with the dividing line between Lots Nos. 7 and 1, 107 feet to the point of beginning.

Being the same real property conveyed to Floyd Tomlin, by deed from [illegible] wife, dated May 7, 1951, filed May [illegible], and of record in Book 1472, page 217, 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 William Tomlin, Jr. and wife, Ramona Upchurch Tomlin, their heirs and assigns, forever.

And we do covenant with the said William Tomlin, Jr. and wife, Ramona Upchurch Tomlin 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 I, Floyd Tomlin do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William Tomlin, Jr. and wife, Ramona Upchurch Tomlin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of August, 1962

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