K 3428

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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, the receipt of all of which is hereby acknowledged,

Stanly T. Snodgrass, Trustee, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Russell E. Dotson and wife Susanne Dotson, their

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

Being Lot No. 14 on the Plan of Cumberland Gardens, Section 5, as of record in Book 3300, page 37, Register's Office for said County, described as follows:
Beginning at a point in the westerly margin of 26th Avenue North at the common dividing line between lots Nos. 14 and 15 on said Plan; thence westerly along said dividing line, 64.7 feet to a concrete marker; thence southerly 91 feet along the dividing line between lots Nos. 13 and 14 on said Plan to a point in the northerly margin of Jenkins Street; thence easterly along the northerly margin of Jenkins Street, 41.1 feet to the beginning of a curve; thence around said curve in a northeasterly direction, 40.08 feet to a point; thence northerly along the westerly margin of 26th Avenue North, 66.9 feet to the point of beginning.
Being the same property conveyed to Stanly T. Snodgrass, Trustee by deed from Ida Flair, of record in book 3278, page 195, R.O.D.C. 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 Russell E. Dotson and wife Susanne L. Dotson their heirs and assigns, forever.

And I do covenant with the said Russell E. Dotson and wife Susanne L. Dotson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Stanly T. Snodgrass, Trustee, does ~~do~~ further covenant and bind himself, his successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Russell E. Dotson and wife Susanne L. Dotson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 6th day of June, 1962

Stanly T. Snodgrass Trustee

G 507