BK 3430

Book 3430 Page 81

16336

3414 117

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 consideration, the receipt of which is hereby acknowledged, and for further consideration the grantees hereinafter named assume and agree to pay the balance of a first Deed of Trust, of record in Book 3414, Page 117, Register's Office for said County,

We, John C. O'Connor and wife, Mary Louise W. O'Connor

have bargained and sold, and by these presents do transfer and convey unto the said William N. Partin and wife, Nonie D. Partin

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. 515, on the Plan of Caldwell Hall, Section IX, of record in Book 3300, page 25, Register's Office for said County.

Said Lot No. 515 fronts 84.9 feet on the westerly side of Wauford Drive and runs back 260.6 feet on the southerly line and 245.08 feet on the northerly line to a dead line in the rear on which it measures 87.3 feet.

Being the same property conveyed to John C. O'Connor and wife, Mary Louise W. O'Connor by deed from Elmer D. Davies, Jr., and Andrew Ewing, as of record in Book 3402, page 171, 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 N. Partin and wife, Nonie D. Partin

their heirs and assigns, forever.

And we do covenant with the said William N. Partin and wife, Nonie D. Partin

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 taxes for 1962 which are prorated and assumed by the grantees herein, and the above referred Deed of Trust.

And We, John C. O'Connor and wife, Mary Louise W. O'Connor

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William N. Partin and wife, Nonie D. Partin

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

Witness our hand s this 18th day of August, 19 62

John C. O'Connor

John C. O'Connor

Mary Louise W. O'Connor

Mary Louise W. O'Connor

PG 81