K 3433

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 by William D. Calvert and wife, Marjorie N. Calvert, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said William D. Calvert and wife of the present balance owing under the terms of a deed of trust of record in Book 3380, page 477, Register's Office for Davidson County, Tennessee, we William Reed Dyer and wife, Frances Evelyn Dyer, have bargained and sold, and by these presents do transfer and convey unto the said William D. Calvert and wife, Marjorie N. Calvert,

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

A certain lot or parcel of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, near Bordeaux, and lying between the Cumberland River and Hamilton County Road, described as follows:

Beginning on the westerly margin of a 50 foot street, now known as Cliff Drive at the southeast corner of the property conveyed to Will E. Perry and wife, by deed from Lincoln G. Curtis and wife, of record in Book 458, page 395, Register's Office for said County; thence with the westerly margin of said Drive southwardly 92.75 feet; thence westwardly 162.5 feet; thence northwardly 92.75 feet to the southwest corner of said Perry property; thence with the southerly line of same eastwardly 162.5 feet to the beginning.

Being the same property conveyed to William Reed Dyer and wife, Frances Evelyn Dyer, by deed from Clarence R. Bratton, Jr. and wife, Linna Irene Adams Bratton, of record in Book 2439, page 537, Register's Office for said County.

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 D. Calvert and wife, Marjorie N. Calvert, their heirs and assigns, forever.

And we do covenant with the said William D. Calvert and wife, Marjorie N. Calvert 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 as hereinbefore stated, and taxes for 1962, which have been pro-rated and assumed by the purchasers.

And we, William Reed Dyer, and wife, Frances Evelyn Dyer, 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 D. Calvert and wife, Marjorie N. Calvert, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 6 day of September 1962

William Reed Dyer

Frances Evelyn Dyer

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