K 3433

WARRANTY DEED

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

- - - - - - Ten and No/100 - *DOLLARS*

cash in hand paid by Ernest B. Franklin, Jr. and wife, Corinne S. Franklin, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Albert R. Harris and wife, Sara R. Harris *have bargained and sold, and by these presents do transfer and convey unto the said* - - - - Ernest B. Franklin, Jr. and wife, Corinne S. Franklin, their - - *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Chickering Valley as of record in Book 2331, pages 121, 122 and 123, Register's Office for said County. Said lot fronts 172 feet on the east side of Chickering Court and runs back between lines, 326 feet on the north line and 298 feet on the south line to a dead line, which is a broken line, on which it measures 270 feet.
Being the same property conveyed to Albert R. Harris and wife, Sara R. Harris, by deed from J. E. Woodside, et al, as of record in Book 3105, page 39, said Register's Office.

This conveyance is made subject to the following:
Restrictions recorded June 11, 1956, in Book 2512, page 25, Register's Office.

The recorded plan shows an owner's Certificate, a 75 foot set-back line from Chickering Court, a 10 foot easement along the easterly rear lines and the southerly side line for public utilities and an anchor easement 2.5x20 feet on Chickering Court at the north front corner.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest B. Franklin, Jr. and wife, Corinne S. Franklin, - - - - - - - their *heirs and assigns, forever.*

And we *do covenant with the said* Ernest B. Franklin, Jr. and wife, Corinne S. Franklin *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 1962 taxes which have been prorated as of 9-17-62 and assumed by the grantees.

And We, Albert R. Harris and wife, Sara R. Harris *do further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ernest B. Franklin, Jr. and wife, Corinne S. Franklin, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 17th *day of* September, 1962, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert R. Harris
Albert R. Harris

Sara R. Harris
Sara R. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John C. Jeffords, Jr., *a Notary Public in and for said County and State,* Albert R. Harris and wife, Sara R. Harris *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, Davidson County, Tennessee *Tennessee, this* 17th *day of* September, 1962.

Commission expires March 22, 1965

[signature] *Notary Public*

G 553