K 3434

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the grantees Joseph M. Dawson Jr., and wife, Christine B. Dawson, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust, executed by Wayne D. Fesler and wife, to Miller Kimbrough, Trustee, of record in Book 3351, page 115, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Wayne D. Fesler and wife, Jean Diane Fesler have bargained and sold, and by these presents do transfer and convey unto the said Joseph M. Dawson Jr., and wife, Christine B. Dawson 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 Lot No. 68 on the Plan of The Knoll, Section 4, as of record in Book 2854, page 111, Register's Office for said County.

Said Lot No. 86 fronts 85 feet on the southeasterly side of Bennett Drive and extends back 206 feet on the northeasterly line and 120 feet on the southwesterly line to a line in the rear, which is a broken line, measuring 129.02 feet thereon.

Being the same property conveyed to Wayne D. Fesler and wife, Jean Diane Fesler, by deed from Impala Homes, Inc., of record in Book 3340, page 339, Register's Office for Davidson County, 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 Joseph M. Dawson Jr., and wife, Christine B. Dawson their heirs and assigns, forever.

And we do covenant with the said Joseph M. Dawson Jr. and wife, Christine B. Dawson 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 here in above set out.

And we, Wayne D. Fesler and wife, Jean Diane Fesler do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph M. Dawson Jr. and wife, Christine B. Dawson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of September, 19 62

Wayne D. Fesler

Jean Diane Fesler

G 249