K 3434

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

----------($10.00)---------- DOLLARS

and the love and affection which I have for my husband, Lester Paul Abernathy, I, Emily Hudgens Abernathy, do hereby sell, assign, transfer and convey to my said husband an interest in the hereinafter described property in order that both he and I will own said property as tenants by the entirety,

have bargained and sold, and by these presents do transfer and convey unto the said Lester Paul Abernathy, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A parcel of land situated in the 10th Civil District of Davidson County, Tennessee, being conveyed to Allen P. Connell, et ux, as of record in Book 1163, page 84, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the center of Union Hill Road, the northwest corner of Smiley land; thence N 51° 40' W along center of Union Hill Road 100' to a point; thence N 38° 20' E 321' to an iron pin; thence S 33° 10' E 203.6' to a point in the Northwest line of Smiley lands; thence S 58° 20' W 275' to the point of beginning, containing 1 acre more or less.

Being the same property conveyed to Emily Hudgens Abernathy by deed from Allen P. Connell, et ux, of record in Book 1425, page 53, 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 Lester Paul Abernathy, their heirs and assigns, forever.

And I do covenant with the said Lester Paul Abernathy 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 I, Emily Hudgens Abernathy do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lester Paul Abernathy their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21st day of September, 1962

Emily Hudgens Abernathy

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