K 3437

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, James R. Reed and wife, Sarah E. Reed, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust, executed by Ralph E. Drake and wife, Dorothy M. Drake, to Herschel Greer, Trustee, of record in Book 3356, page 263, 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, Ralph E. Drake and wife, Dorothy M. Drake have bargained and sold, and by these presents do transfer and convey unto the said James R. Reed and wife, Sarah E. Reed 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. 74 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office for said County.

Said Lot No. 74 fronts 90.0 feet on the northeast margin of Bonnalynn Drive, and extends back 150.0 feet on the northwest line and 153.5 feet on the southeast line, to a dead line, measuring 72.6 feet thereon.

Being the same property conveyed to Ralph E. Drake and wife, Dorothy M. Drake, by deed from R. R. Mincy and R. E. Mincy, d/b/a Mincy Realty and Construction Company, of record in Book 3345, page 433, 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 James R. Reed and wife, Sarah E. Reed their heirs and assigns, forever.

And we do covenant with the said James R. Reed and wife, Sarah E. Reed 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 hereinabove set out.

And we, Ralph E. Drake and wife, Dorothy M. Drake do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James R. Reed and wife, Sarah E. Reed their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of Oct, 1962

Ralph E Drake

Dorothy M Drake

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