BK 3463

WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------- TEN AND NO/100 ---------- *DOLLARS*

Cash paid by RICHARD A. CONRAD and Wife, CAROL H. CONRAD, and other good and valuable considerations, the receipt of which is hereby acknowledged,

--------DOBSON AND JOHNSON, INC., has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* RICHARD A. CONRAD AND WIFE, CAROL H. CONRAD 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. 71 on the Plan of Merry Oaks, as of record in Book 1885, Page 68, Register's Office for said County.

Said Lot No. 71 fronts 82 feet on the southerly side of Cloverdale Road and runs back 217.7 feet on the westerly line and 201.5 feet on the easterly line to a dead line, measuring 62.5 feet thereon.

Being the same real property conveyed to Dobson and Johnson, Inc. by deed from John R. Lovegrove and wife, dated September 7, 1962, filed September 14, 1962, and recorded in Book 3488, Page 377, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RICHARD A. CONRAD AND WIFE, CAROL H. CONRAD their *heirs and assigns, forever.*

And it does *covenant with the said* RICHARD A. CONRAD AND WIFE, CAROL H. CONRAD *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And DOBSON AND JOHNSON, INC., does *further covenant and bind* itself, its successors ~~and~~ *and representatives, to warrant and forever defend the title to the said land to the said* RICHARD A. CONRAD AND WIFE, CAROL H. CONRAD, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 19th *day of* November, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOBSON AND JOHNSON, INC.

BY: Albert W. Johnson
Executive Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me ....., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at .....*Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

PG 39