K 3504

WARRANTY DEED

THIS FORM FURNISHED BY ... TITLE CO.

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

----------------------------------Ten and no/100------------------------- **DOLLARS**
and other good and valuable considerations, cash in hand paid by James Robert Frazier and wife, Alice E. Frazier, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictions filed for record March 22, 1962, in Book 3368, page 23; in Book 3375, page 261, filed for record May 9, 1962, and in Book 3405, page 462, filed for record July 20, 1962, Register's Office for Said County.

Townhouse, Inc. has **have bargained and sold, and by these presents do transfer and convey unto the said** James Robert Frazier and wife Alic E. Frazier 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. 30 on the Plan of Village Manor, as of record in Book 3300, page 55, Register's Office for said County. Said Lot fronts 30.58 feet on the west side of North 5th Street and runs back 153.22 feet on the northerly line and 150.94 feet on the southerly line to an alley in the rear on which it measures 30.67 feet.

Being part of the property conveyed to Townhouse, Inc., by deed from the Nashville Housing Authority, as of record in Book 3405, page 462, 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 James Robert Frazier and wife Alice E. Frazier their **heirs and assigns, forever.**

And it does **covenant with the said** James Robert Frazier and wife Alice E. Frazier **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 Townhouse, Inc. **do further covenant and bind** itself, its Successors **and representatives, to warrant and forever defend the title to the said land to the said** James Robert Frazier and wife Alice E. Frazier their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Townhouse, Inc., has caused this instrument to be executed this 1st day of February, 1963.

ATTEST

TOWNHOUSE, INC.

BY: [signature]
FLOID ..., Vice-President

BY: [signature]
... E. ..., President

G 133