K 3536

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten----------
----------($10.00)---------- DOLLARS

cash in hand, and other good and valuable consideration paid to us by the purchasers, the receipt of which is hereby acknowledged, and in addition thereto the purchasers hereby assume and agree to pay the balance of $11,401.30 of a note in the original sum of $14,850.00 executed by George W. Franklin and Justina B. Franklin dated July 13, 1954 and secured by Deed of Trust of record in Book 2305, page 399, Register's Office for Davidson County, Tennessee, we, George W. Franklin and wife, Justina B. Franklin

_____ have bargained and sold, and by these presents do transfer and convey unto the said Wallace A. Gleaves and wife, Mary E. Gleaves, their

_____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 3 on the Map of Seven Oaks Subdivision, Section No. 1, as of record in Book 1835, page 132, Register's Office for said County.

Said Lot No. 3 fronts 105 feet on the easterly side of Weaver Drive and runs back between lines, 325.9 feet on the northerly line and 223.4 feet on the southerly line to a dead line in the rear on which it measures 189.6 feet. This tract is improved and known as 310 Weaver Drive, Nashville 11, Tennessee.

Being the same property conveyed to George W. Franklin and wife, Justina B. Franklin by deed from Joe W. Anderton and wife, Marie Anderton, of record in Book 2290, page 285, Register's Office for Davidson County, Tennessee.

Send tax statements to Murphree Mortgage Co., 226-3rd Avenue North, Nashville 3, 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 Wallace A. Gleaves and wife, Mary E. Gleaves, their heirs and assigns, forever.

And we do covenant with the said Wallace A. Gleaves and wife, Mary E. Gleaves 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.

And we, George W. Franklin and wife, Justina B. Franklin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wallace A. Gleaves & wife, Mary E. Gleaves, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of April, 1963

Geo. W. Franklin

Justina B. Franklin

PG 113