BK 3538

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100---------- **DOLLARS**

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

Cash in hand paid by Virgil Burton Burnette and wife Viola Marilyn Burnette and other good and valuable considerations, receipt of all of which is hereby acknowledged, including the assumption by the said Virgil Burton Burnette and wife Viola Marilyn Burnette of the balance owing to Herschel Greer, Trustee in the original amount of $9,000.00, which indebtness is secured by or Deed of Trust of record in Book 3142, page 561, Registers office for Davidson County, Tennessee.

Said note and deed of trust securing the same have been assigned to Federal National Mortgage Association, by an instrument dated October 12, 1960, filed October 13, 1960, and recorded in book 3144, page 304, Register's Office for Davidson County, Tennessee.

We, Richard J. French and wife Betty R. French, **have bargained and sold, and by these presents do transfer and convey unto the said** Virgil Burton Burnette and wife Viola Marilyn Burnette 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. 17 on the Plan of Dahlia Gardens, Section 2, as of record in Book 2900, page 82, Register's Office for said County.

Said Lot No. 17 fronts 112.1 feet on the northerly side of Dahlia Drive and extends back 205.5 feet on the easterly line and 196.1 feet on the westerly line to a dead line, measuring 90 feet thereon.

Being the same real property conveyed to Richard J. French and wife, Betty R. French, by deed from John H. Wilson and wife, of record in book 3133, page 587, Register's Office for Davidson County, Tennessee.

This tract is improved and known as 1800 Dahlia Drive, Nashville 14, 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 Virgil Burton Burnette and wife Viola Marilyn Burnette ~~their~~ **heirs and assigns, forever.**

And we **do covenant with the said** Virgil Burton Burnette and wife Viola Marilyn Burnette **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 above

And we, Richard J. French and wife Betty R. French **do further covenant and bind** owe **heirs and representatives, to warrant and forever defend the title to the said land to the said** Virgil Burton Burnette and wife Viola Marilyn Burnette, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 15th **day of** May, 1963

x Richard J. French

x Betty R. French

PG 181