BK 3569

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS' TITLE CO.

For and in consideration of the sum of ----------($10.00)----------
Ten and No/100----------DOLLARS
Cash in hand paid by Harry Gordon and wife, Gladys Gordon, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, John B. Franklin and wife, Mary Elizabeth Franklin,

have bargained and sold, and by these presents do transfer and convey unto the said Harry Gordon and wife, Gladys Gordon,

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. 106 on the Map of D. T. McGavock & Other's Addition, as of record in Book 21, page 41, Register's Office for said County.

Said Lot No. 106 fronts 50 feet on the westerly side of 11th Avenue, North, formerly Fillmore Street, 150 feet to an alley.

Being the same property conveyed to John B. Franklin and wife, Mary Elizabeth Franklin, by deed from Brice West and wife, as of record in Book 2149, page 259, said Register's Office.

The grantees herein assume and agree to pay the unpaid indebtedness owing to Associates Finance Corporation; all of which is of record in Book 3413, page 88, 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 Harry Gordon and wife, Gladys Gordon,

their heirs and assigns, forever.

And We do covenant with the said Harry Gordon and wife, Gladys Gordon,

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 herein provided, and current taxes which are pro-rated this date and assumed by the grantees herein.

And we, John B. Franklin and wife, Mary Elizabeth 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 Harry Gordon and wife, Gladys Gordon,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th day of May, 19 63

John B Franklin

Mary Elizabeth Franklin

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