BK 3612

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ($10.00)

TEN AND NO/100 **DOLLARS**

cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

We, Winfred H.Lancaster and wife, Louise K.Lancaster,

have bargained and sold, and by these presents do transfer and convey unto the said O.E.Francis and wife, Fannie J.Francis

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. 110 on the Plan of Hillwood Estates, Section 7, as of record in book 2132, page 90 Register's Office for said County.

Said lot No. 110 fronts 225 feet on the northwesterly side of West Hillwood Drive and extends back 300 feet on the northeasterly line and 300 feet on the southwesterly line to a dead line, measuring 139.6 feet thereon. This tract is improved and known as 6122 Hickory Valley Road, Nashville, Tennessee.

Being the same real property conveyed to Winfred H.Lancaster and wife, Louise K. Lancaster, by deed from H.G.Hill Realty Company, dated May 7,1954, filed May 26,1954, and recorded in book 2279, page 455, 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 O.E.Francis and wife, Fannie J.Francis

their heirs and assigns, forever.

And we do covenant with the said O.E.Francis and wife, Fannie J.Francis

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, Winfred H.Lancaster and wife, Louise K.Lancaster

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said O.E.Francis and wife, Fannie J.Francis

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

Witness my hands this 9th day of November, 1963

Winfred H.Lancaster

Louise K. Lancaster

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jim Stevens, **a Notary Public in and for said County and State, the within named** Winfred H.Lancaster and wife, Louise K.Lancaster

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

Witness my hand and official seal at office, this 9th **day of** November, 1963

Commission expires My Commission Expires Nov. 3, 1964

Jim Stevens
Notary Public

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