K 3618

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by GRACE M. WILLIS hereinafter referred to as the Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Frank T. Orndorff and wife, Jimmie M. Orndorff, hereinafter referred to as the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grace M. Willis, to her sole and separate use, free from the contracts, debts, liabilities and any marital rights, of her present or any future husband, with full power to mortgage, sell, or convey the hereinafter described property, the same as though she were a feme sole, her 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. 11 on the Map showing the Subdivision of Lot No. 2 of the Thomas Woodard Subdivision, as of record in Plan Book 2, page 104, Chancery Court.
>
> Said lot fronts 50 feet on the west side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines, 170 feet to the easterly margin of Owen Street. This property is improved and known as 1021 10th Avenue North, Nashville, Tennessee. Send tax statements to First Federal Savings and Loan Association, Union at Fourth Avenue, North, Nashville 3, Tennessee.
>
> Being the same property conveyed to Jimmie M. Orndorff, by deed from J. M. Byrd and wife, as of record in Book 698, page 148, 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 Grantee, her heirs and assigns, forever. And we do covenant with the said Grantee 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of September, 1963.

G 379