K 3618

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, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Freddie L. Greer and wife, Eunice F. Greer,

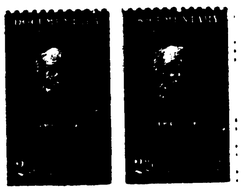
have bargained and sold, and by these presents do transfer and convey unto the said Frank A. Spear and wife, Nova Spear

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. 278 on the Plan of Sunset View, Section 4, Addition 1, as of record in Book 2854, page 1, Register's Office for said County.

Said Lot No. 278 fronts 120 feet on the southwesterly side of McGavock Pike and extends back between parallel lines 320 feet to a dead line.

Being the same real property conveyed to Freddie L. Greer and wife, Eunice F. Greer, by deed from Ruby McGown, and Ben C. McGown, Jr., dated February 7, 1962, filed February 9, 1962, and recorded in Book 3341, page 245, 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 Frank A. Spear and wife, Nova Spear their heirs and assigns, forever.

And we do covenant with the said Frank A. Spear and wife, Nova Spear 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, Freddie L. Greer and wife, Eunice F. Greer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank A. Spear and wife, Nova Spear their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of September, 19 63

Freddie L. Greer

Eunice F. Greer

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