K 3640

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100 -($10.00) - - - - - - - - - - - - - - - - - DOLLARS and other good and valuable consideration all of which has been paid in cash by the First American National Bank of Nashville, Tennessee, pursuant to an order of the Probate Court of Davidson County, Tennessee dated September 27, 1963 in a cause styled First American National Bank, Guardian, vs. James E. Goodman, Non Compos Mentis, Rule No. 44976, the receipt of all of which is hereby acknowledged, I, FLORENCE BURKETT, A WIDOW,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. GOODMAN, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 72 on the Map of Buena Vista Heights Addition, as of record in Book 161, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 48.2 feet on the South side of Nubell Street (formerly Bell Street) and runs back between lines 150 feet on the West line and 150 feet, more or less, on the East line, along the West margin of an alley, to an alley in the rear on which it measures 62.9 feet thereon.

Being the same property conveyed to Florence Burkett by deed from George W. Harlan, and wife, of record in Book 3073, page 191, 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 James E. Goodman, his heirs and assigns, forever.

And I do covenant with the said James E. Goodman that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except current taxes which have been prorated.

And I, Florence Burkett, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James E. Goodman, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd day of October, 1963

x Florence Burkett a widow
Florence Burkett, a widow

PG 433