K 3642

WARRANTY DEED — ATTORNEYS TITLE COMPANY

FOR RECORDING TAX PURPOSES: Tax Parcel No. 80 7 5720
SEND TAX NOTICES TO: Kirkpatrick-Kavanaugh and Associates
ADDRESS: 416 Union Street, Nashville 3, Tennessee

For and in Consideration of the sum of - - - - - - - - - - $5,500.00 - - - - - - - - - - -
- - - - - - - - - - - - - FIVE THOUSAND FIVE HUNDRED AND NO/100 - - - - - DOLLARS
Cash in hand paid, receipt of which is hereby acknowledged,

We, L. Roy Kavanaugh, Sr. and wife, Margaret G. Kavanaugh,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Fred M. Fine and wife, Jo Ann Fine, 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. 115 on the Plan of West Meade Park, Inc., Section 1, of record in Book 2900, pages 103 and 104, Register's Office for said County.

Said Lot No. 115 fronts 116.0 feet on the southerly side of Clearbrook Drive and extends back 292.0 feet on the northwesterly line and 304.7 feet on the southeasterly line to a dead line in the rear, measuring 185.0 feet thereon.

Being part of the property conveyed to L. Roy Kavanaugh, Sr. by deed from L. Roy Kavanaugh, Jr. and wife, Earline Farris Kavanaugh, of record in Book 3286, page 341, Register's Office for Davidson County, Tennessee.

THIS TRACT IS	IMPROVED AND KNOWN ON TAX RECORDS AS:		
No.	Clearbrook Drive (Street)	Nashville (City)	Tenn. (State)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred M. Fine and wife, Jo Ann Fine, their _____ heirs and assigns, forever.

And we do covenant with the said Fred M. Fine and wife, Jo Ann Fine _____ 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, L. Roy Kavanaugh, Sr. and wife, Margaret G. Kavanaugh _____ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred M. Fine and wife, Jo Ann Fine, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of October, 19 63

L. Roy Kavanaugh, Sr.

Margaret G. Kavanaugh

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