BK 3644

WARRANTY DEED

For and in consideration of the sum of ---------- ONE DOLLAR ----------
---------- DOLLARS ($1.00),

and other good and valuable considerations, receipt of all of which is hereby acknowledged, and subject to all instruments of record,

I, BETTY JEAN JOHNSON DUNN, now BETTY JOHNSON FRANKLIN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
JAMES E. FRANKLIN et ux BETTY JOHNSON FRANKLIN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 6 and 7 of Block M on the Map of Woodlawn Estates, of record in Book 843, page 52, Register's Office for said County.

Said lots adjoin and front together 50 feet on the east side of Thelma Street and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Henon Arthur Dunn, Jr., and wife Betty Johnson Dunn, by deed from Sammie C. Johnson of record in Book 2706, page 363, said Register's Office for Davidson County, Tennessee.

Being also the same property vested in Betty Jean Johnson Dunn by decree of the Circuit Court of Davidson County, Tennessee, in Rule #36457.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as appears of record.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.
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.
In witness whereof, the Grantor has hereunto set his hand on this, the 23rd day of October, 1963.

Betty Jean Johnson Dunn
Betty Jean Johnson Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid personally appeared the within named Betty Jean Johnson Dunn, now Betty Johnson Franklin, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 23rd day of October, 1963.

My commission expires: My Commission Expires April 15, 1967

Notary Public

WARRANTY DEED
From
Betty Jean Johnson Dunn
To
James E. Franklin et ux Betty Johnson Franklin

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record OCT 24 1963 A.D.
9:32 o'clock
Recorded in Book 2626 Page 844
Recording Fee $2.00
Betty J. Moore
By Deputy

WILLIAM D. HAGEWOOD
NASHVILLE, TENN.

PG 17