BK 3674

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

I, FERN P. STICKLAND, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said VAN D. THOMAS and wife, ADA BUSH THOMAS,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING Lot No. 16 on Block "A" on the Plan of the resubdivision of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 75, Register's Office for said County.

SAID Lot No. 16 fronts 50 feet on the westerly side of Oakdell Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Fern P. Strickland, as surviving tenant by the entirety, by deed from J. Mansfield Bailey and wife, Ethel S. Bailey, of record in Book 1320, page 289, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Van D. Thomas and wife, Ada Bush Thomas,

their heirs and assigns, forever.

And we do covenant with the said Van D. Thomas and wife, Ada Bush Thomas,

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 I, Fern P. Strickland,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Van D. Thomas and wife, Ada Bush Thomas,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand on this second day of January, 1964

Fern P. Strickland

Fern P. Strickland

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