K 3676

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN AND ---------- 00/100
($10.00) ---------- DOLLARS

cash in hand paid by the grantee herein, and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, Walter C. Myers, Jr. and wife, Martha D. Myers, have bargained and sold, and by these presents do transfer and convey unto the said Ben F. Worthan and Zelma Worthan 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. 26 and the easterly half of lot No. 27 of Block "E" on the plan of Jackson Park, Section No. 2, as of record in book 843, page 21, Register's Office for said County.

Said lot No. 26 and the easterly part of lot No. 27 front together 90 feet on the northerly side of Kenwood Drive and run back 157 feet 3 inches on the easterly line and 150 feet, more or less, on the westerly line, to a dead line, measuring 105 feet thereon.

Being the same real property conveyed to Walter C. Myers, Jr. and wife, Martha D. Myers, by deed from James J. Akins and wife, dated October 17, 1947, filed October 20, 1947, and recorded in book 1537, page 3, 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 Ben F. Worthan and Zelma Worthan, their heirs and assigns, forever.

And we do covenant with the said Ben F. Worthan and Zelma Worthan, 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, Walter C. Myers, Jr. and wife, Martha D. Myers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ben F. Worthan and Zelma Worthan, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of January, 1954

Walter C Myers Jr

Martha D. Myers

PG 425