BK 3679

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

We, Walter A. Seigenthaler and wife, Anna B. Seigenthaler have bargained and sold, and by these presents do transfer and convey unto the said Robert D. Fairbanks and wife, Emma Grace Fairbanks their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly 115.1 feet front and 110.5 feet rear of Lot No. 7 of Block "S" on the Plan of Tyne Meade, Section 4, as of record in Book 1424, page 25, Register's Office for said County, Tennessee.

Said Part of Lot No. 7 fronts 115.1 feet on the easterly side of Beacon Drive and runs back 380.2 feet on the northerly line and 396.4 feet on the southerly line to a dead line, measuring 110.5 feet thereon.

Being the same property conveyed to Walter A. Seigenthaler and wife, Anna B. Seigenthaler by deed of record in Book 3250, page 445, 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 Robert D. Fairbanks and wife, Emma Grace Fairbanks their heirs and assigns, forever.

And we do covenant with the said Robert D. Fairbanks and wife, Emma Grace Fairbanks 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 A. Seigenthaler and wife, Anna B. Seigenthaler do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert D. Fairbanks and wife, Emma Grace Fairbanks their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of February, 1964

Walter A. Seigenthaler

Anna B. Seigenthaler

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