BK 3701

WARRANTY DEED — ATTORNEYS TITLE COMPANY

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate in fee simple in Clarence L. Frederick

We, Clarence L. Frederick and wife, Erma Marie Frederick,

have bargained and sold, and by these presents do hereby transfer and convey unto T. O. Morris, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Longview Manor, Sections 1 and 2, as of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 61 fronts 92 feet on the easterly side of Pleasant Valley Road and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Clarence L. Frederick and wife, Eleanor Frederick, by deed from James M. Foster and wife, of record in Book 2015, page 310, said Register's Office, the said Eleanor Frederick having since died; and a one-half undivided interest subsequently conveyed to Erma Marie Frederick by deed from Clarence L. Frederick, of record in Book 2489, page 381, said Register's Office, for the purpose of creating a tenancy by the entirety.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said T. O. Morris, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Clarence L. Frederick and wife, Erma Marie Frederick, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said T. O. Morris, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said T. O. Morris, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Clarence L. Frederick, his

heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Clarence L. Frederick, his heirs and assigns, forever.

And I do covenant with the said Clarence L. Frederick, that I T. O. Morris, Trustee, am lawfully seized and possessed of said land and have a good right to convey it.

And I, T. O. Morris, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Clarence L. Frederick, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of February, 1964.

Clarence L Frederick

Erma Marie Frederick

T. O. Morris

Trustee.

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