BK 3702

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Two Thousand Four Hundred and No/100 ----------($2,400.00)---------- DOLLARS

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

We, Audie W. Stewart, Sr., and wife, Helen Green Stewart

have bargained and sold, and by these presents do transfer and convey unto the said James T. Conrad and wife, Marjorie Conrad and Alfred G. Rutherford and wife, Dorothy Rutherford 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. 23, on the Second Revised Plan of Myatt-Eagan Subdivision, of Lot No. 2 and 3 of Anderson Estates, of record in Book 1424, page 150, Register's Office for said County.

Said Lot No. 23 fronts 133.3 feet on the westerly side of Larchmont Drive and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Audie W. Stewart, Sr., and wife, Helen Green Stewart, by deed from Robert L. Hanson and wife, Olive A. Hanson, of record in Book 3618, page 611, 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 James T. Conrad and wife, Marjorie Conrad and Alfred G. Rutherford and wife, Dorothy Rutherford, their heirs and assigns, forever.

And we do covenant with the said James T. Conrad and wife, Marjorie Conrad and Alfred G. Rutherford and wife, Dorothy Rutherford 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, Audie W. Stewart, Sr., and wife, Helen Green Stewart do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James T. Conrad and wife, Marjorie Conrad and Alfred G. Rutherford and wife, Dorothy Rutherford their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of March, 1964

Audie W. Stewart Sr.

Helen Green Stewart

PG 611