K 3704

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Three Thousand Five Hundred and No/100 ------($3,500.00)---------- DOLLARS

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

We, Clarence Siegrist and wife, Bertha M. Siegrist have bargained and sold, and by these presents do transfer and convey unto the said A. P. Burgess and wife, Marilyne P. Burgess 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. 40, Bellevue Manor, as of record in Book 3600, pages 32 and 33, Register's Office for said County.

Said Lot No. 40 fronts 360.55 feet on the southerly side of Harpeth Valley Road and extends back 168.52 feet on the westerly line and 298.36 feet on the easterly line to a dead line in the rear, measuring 253.42 feet thereon.

Being part of the same property conveyed to Clarence Siegrist, by deed from Edward M. Polk, a widower, of record in Book 3613, page 460, 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 A. P. Burgess and wife, Marilyne P. Burgess their heirs and assigns, forever.

And we do covenant with the said A. P. Burgess and wife, Marilyne P. Burgess 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, Clarence Siegrist and wife, Bertha M. Siegrist do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. P. Burgess and wife, Marilyne P. Burgess their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of March, 1964

Marilyne P. Burgess

Clarence Siegrist

Bertha M. Siegrist

PG 609