BK 3709

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ten and no/100---------- ----------($10.00)---------- DOLLARS cash in hand paid by Frank E. Galbaugh, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

We, Christopher Charvis, Jr. and wife, Geraldine L. Charvis _____ have bargained and sold, and by these presents do transfer and convey unto the said Frank E. Galbaugh, his 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. 18 on the plan of Kenilworth Estates, Section III, as of record in Book 2900, page 149 and 150, Register's Office for said County.
Said lot No. 18 fronts 70 feet on the southwesterly side of Tampa Drive and extends back 147.1 feet on the northwesterly line and 139.7 feet on the southeasterly line, to a dead line measuring 70.3 feet thereon.

Being the real property conveyed to Christopher Charvis, Jr. and wife, Geraldine L. Charvis by deed of Joe Zeitlin, Trustee, dated November 30, 1961, filed December 8, 1961 and recorded in Book 3313, page 349 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 Frank E. Galbaugh his heirs and assigns, forever.

And we do covenant with the said Frank E. Galbaugh 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. except for that certain indebtedness in the principal amount of ($13,700.00) owed Prudential Insurance Company in the nature of Deed of Trust recorded in Book 3323, page 267, said Register's Office. We And do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank E. Galbaugh his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21 day of April, 1964

Christopher Charvis Jr.

Geraldine L. Charvis

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