BK 3710

WARRANTY DEED

For and in consideration of the sum of One ($1.00) and No/100 ---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and in order to vest title to the property hereinafter described in the grantor and the grantee, as tenants by the entirety

I, Elton Sharpe *have bargained and sold, and by these presents do transfer and convey unto* my wife, Vercie Furlow Sharpe, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Beginning on a stake in the East boundary line of Lellyette Avenue 100 feet from the corner of Lellyette Avenue and Lenox Avenue and running with this boundary line S 5 E 65 ft. to a stake in the same boundary line; thence N 72 E 39 ft. to a stake in the East boundary line of the Cowden tract; thence N 5 W 65 ft. with this boundary line to a stake; thence S 72 W 39 ft. to the beginning, being a parcel of land lying between the Keif and Huffman corner lots and being tract of land conveyed to Elton Sharpe from John B. Cowden of record in Book 2023, Page 168, Register's Office Davidson County, Tennessee.

This conveyance is made pursuant to the provisions of the laws of the State of Tennessee and for the express purpose of creating an estate by the entirety in the above described land in the said Elton Sharpe and his wife, Vercie Furlow Sharpe so that the entire property, upon the death of either, will go to the survivor.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vercie Furlow Sharpe, as aforesaid, her *heirs and assigns, forever.*

And I *do covenant with the said* Vercie Furlow Sharpe *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Elton Sharpe *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Vercie Furlow Sharpe her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 14th *day of* April, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Witness his signature
Marie Patterson

Mary Hertenstein

X Elton Sharpe
ELTON SHARPE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary N. Hertenstein, *a Notary Public in and for said County and State,* Elton Sharpe

the within named bargainor with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and [illegible] *at office in* Nashville, Tennessee, *this* 14th *day of* [illegible], *19* 64

My Commission Expires [illegible], 1966

Mary N. Hertenstein *Notary Public*

Commission expires

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