3762

WARRANTY DEED

For and in consideration of the sum of $10.00 TEN AND NO/100 DOLLARS

Cash paid by Robert A. Greenwood and wife, Olive B. Greenwood, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid balance of a note in the original principal amount of $23,000.00 execute by Frank G. Clement, et ux and secured by Deed of Trust to E. A. Goodloe, Trustee, of record in Book 2888, page 65, RODC, Tenn.

We, Frank G. Clement and wife, Lucille Clement,

have bargained and sold, and by these presents do transfer and convey unto the said Robert A. Greenwood and wife, Olive B. Greenwood

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Curtiswood Estates, as of record in Book 2331, page 40, Register's Office for said County.

Said Lot No. 3 fronts 200 feet on the easterly side of Curtiswood Circle and extends back 218.8 feet on the northerly line and 229.8 feet on the southerly line to a dead line in the rear measuring 200.4 feet thereon.

Being the same property conveyed to Frank G. Clement and wife, Lucille Clement, by deed from Clyde Hardcastle and wife, as of record in Book 2860, page 223, 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 Robert A. Greenwood and wife, Olive B. Greenwood their *heirs and assigns, forever.*

And we *do covenant with the said* Robert A. Greenwood & wife, Olive B. Greenwood *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 as herein stated, except for 1964 taxes which have been prorated.

And we, Frank G. Clement and wife, Lucille Clement *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert A. Greenwood and wife, Olive B. Greenwood their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand* this 6th *day of* May, 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.*

X Frank G. Clement
Frank G. Clement

X Lucille Clement
Lucille Clement

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O. Kenneth Browning, *a Notary Public in and for said County and State,* Frank G. Clement and wife, Lucille Clement

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

Witness my hand and official seal at Nashville, *Tennessee,* this 6th *day of* May, *19* 64

NOTARY PUBLIC DAVIDSON COUNTY TENN.

My commission expires Oct 30, 1965

O. Kenneth Browning *Notary Public*

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