K 3764

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, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

WE, CL FERRELL and wife, PAULINE S. FERRELL

_____ have bargained and sold, and by these presents do transfer and convey unto the said Alton Rex Agee and wife, Keeble Frances Agee, 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 part of Lot No. 1 on the Plan of Clifton Place, as of record in Book 2854, page 86, Register's Office for said County.

Said part of Lot No. 1 fronts 90 feet on the westerly side of Clifton Court and runs back between lines, 114.1 feet on the southerly line and 114.1 feet, more or less, on the northerly line to a dead line in the rear on which it measures 90 feet.

Being part of the same property conveyed to C. L. Ferrell and wife Pauline S. Ferrell, by deed from Kirby Clifton, Jr., and wife, Pauline L. Clifton, of record in Book 3254, page 555, 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 Alton Rex Agee and wife, Keeble Frances Agee _____ their _____ heirs and assigns, forever.

And we do covenant with the said Alton Rex Agee and wife, Keeble Frances Agee 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, C. L. Ferrell and wife, Pauline S. Ferrell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alton Rex Agee and wife, Keeble Frances Agee, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30 day of April, 1964

C. L. Ferrell

Pauline S. Ferrell

PG 379