BK 3769

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of One Hundred ($100.00) and no/100 ---- - - - - - - - - - - - - - - - - - - DOLLARS

cash, receipt of which is hereby acknowledged, Stanley Gardner and wife, Eva Bell Gardner

_____ have bargained and sold, and by these presents do transfer and convey unto the said John T. Wallace and wife, Frances L. Wallace

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

In the Thirteenth Civil District of said County,

Beginning at an elm tree in southeast corner of land deeded to John T. Wallace and wife, Frances L. Wallace in book 3533, page 421, running west 72 feet along side of proposed road to a fence, then running north 101 feet, to land joining John T. Wallace and wife, Frances L. Wallace, running Southeast 150 feet back to elm tree, containing one fourth (¼) acre more or less.

Being a part of the same property conveyed to Stanley Gardner and wife, Eva Bell Gardner by deed from T. Burton Hardy and wife of record in Book 702 , page 281 , Register's Office 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 John T. Wallace and wife, Frances L. Wallace, _____ their _____ heirs and assigns, forever.

And we do covenant with the said John T. Wallace and wife, Frances L. Wallace 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, Stanley Gardner and wife, Eva Bell Gardner do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John T. Wallace and wife, Frances L. Wallace, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5 day of May, 19 64

Stanley Gardner

Eva Bell Gardner

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