WARRANTY DEED

Published by Tennessee Title Company

For and in consideration of the sum of $ 7,500.00 - - - - - - - - - - - - - - - - - -

- - - - - - - - - -SEVEN THOUSAND FIVE HUNDRED AND NO/100 - - - - - - - - - **DOLLARS**

cash in hand paid by Thomas N. Owen and wife, Evelyn Garrett Owen, the receipt of which is hereby acknowledged,

We, Clyde W. Merryman and wife, Josephine M. Merryman,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas N. Owen and wife, Evelyn Garrett Owen,

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 Lot No. 1 of Block "C" on the Map of Woodbine Courts, Part One, of record in Book 1130, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the east margin of Dobbs Avenue, the common corner of Lots Nos. 1 and 2; thence south with the east margin of Dobbs Avenue, 50.2 feet to a concrete monument, the beginning of a curve; thence around said curve in a southeasterly direction 78.3 feet to a concrete monument set in the north margin of East Morton Avenue; thence east with the north margin of East Morton Avenue 100.2 feet to a concrete monument, the southeast corner of Lot No. 1; thence North 2° 16' East 105.5 feet to a point, the common corner of Lots Nos. 1 and 2; thence west with the dividing line between Lots Nos. 1 and 2, 150 feet to the point of beginning.

Being the same property conveyed to Clyde W. Merryman and wife, Josephine M. Merryman, by deed from Thomas H. Wiggins and wife, of record in Book 1404, page 239, said Register's Office.

Subject to restrictions and easements of record in Book 1163, page 441, and to the plan in Book 1130, page 39, showing a 35-foot set-back line from Dobbs Avenue and a 30-foot set-back line from East Morton Avenue and a 10-foot easement along the rear of the lot for utilities, Register's Office, Davidson County, Tennessee.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas N. Owen and wife, Evelyn Garrett Owen, their **heirs and assigns, forever.**

And we **do covenant with the said** Thomas N. Owen and wife, Evelyn Garrett Owen, **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 1947 Taxes which have been prorated and assumed by the Grantees herein.

And we, Clyde W. Merryman and wife, Josephine M. Merryman, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Thomas N. Owen and wife, Evelyn Garrett Owen, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 1st **day of** July, **194**7

Clyde W Merryman

Josephine M. Merryman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood, **a Notary Public in and for said County and State, the within named** Clyde W. Merryman and wife, Josephine M. Merryman, [illegible] **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** [illegible], **Tennessee, this** 1st **day of** July, **194**7.

Commission expires January 11, 1950

Lenora Underwood
Notary Public