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WARRANTY DEED

For and in consideration of the sum of

Six Hundred Fifty ($650.00) and no/100 - **DOLLARS**

cash in hand paid by Sherman Maxwell and wife, Margaret L. Maxwell, the receipt of which is hereby acknowledged.

We, J. N. Lowrance and wife, Leota G. Lowrance

have bargained and sold, and by these presents do transfer and convey unto the said Sherman Maxwell and wife, Margaret L. Maxwell, their

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

Being lot No. 9-C of Block 5 on the plan of the Stokes Tract, as of record in book 974, page 24, Register's Office for said County.
Said lot No. 9-C fronts 100 feet on the westerly margin of Natchez Trace and runs back between parallel lines 190 feet to a dead line.
Being the same property conveyed to J. N. Lowrance and wife, Leota G. Lowrance by deed from J. Preston Clemmons and wife, of record in book 1115, page 261, said Register's Office.

This conveyance is made subject to restrictive covenants contained in book 1001, page 624, and book 1038, page 420, said Register's Office.

Taxes for 1948, assumed by purchasers. [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 Sherman Maxwell and wife, Margaret L. Maxwell **heirs and assigns, forever.**

And we **do covenant with the said** Sherman Maxwell and wife, Margaret L. Maxwell **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 **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Sherman Maxwell and wife, Margaret L. Maxwell their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 24th **day of** February, 19 48

J. N. Lowrance

Leota G. Lowrance

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lonnie Weems, **a Notary Public in and for said County and State, the within named** J. N. Lowrance and wife, Leota G. Lowrance

the bargainor s **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 office, this 26 **day of** February, 19 48

Commission expires 11-12-1949

Lonnie Weems
Notary Public

SM 10-47 F. & P. CO. 25c

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