K 1585

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

cash in hand paid by F. H. Gates and wife, Olive P. Gates, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Sam C. McCord and wife, Maggie V. McCord,

have bargained and sold, and by these presents do transfer and convey unto the said F. H. Gates and wife, Olive P. Gates,

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

Land in the 3d, formerly 15th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Lewis Jones Lands, and described according to a survey made by Z. J. Wilkinson, Surveyor, July 8, 1947, as follows:

Beginning at a point in the center line of Pumping Station Road, being in the east line of the lands of the estate of J. B. Powell, and being the northwest corner of a tract of 4.4 acres conveyed to Leo Lebkuecher by deed of record in Book 1285, page 178, Register's Office for said County; thence with the center line of Pumping Station Road, North 75° 15' East 200 feet to a point and North 81° 30' East 50 feet to a spike set opposite the east margin of a Drive; thence leaving said Road North 13° West 120 feet to low water mark of Cumberland River; thence down said River, South 72° 15' West 209 feet to a point; thence South 9° West 110 feet to the beginning, containing .58 acres.

Being the same property conveyed to Sam C. McCord and wife, Maggie V. McCord, by deed from Blanche Lebkuecher Hicks, a widow, of record in Book 1509, page 347, Register's Office for said County.

Subject to the following:

Title to that portion of the premises embraced within the bounds of any roads or highways, and Title to that portion of the premises embraced within the bounds of high and low water mark of the Cumberland River, and

In the Deed from Blanche Lebkuecher Hicks to Sam C. McCord and wife, of record in Book 1509, page 347, the grantor contracts that she will permit grantees access to and continuous use of water pump and line now upon grantor's adjoining property, but without warranty of water supply, water pressure or upkeep and maintenance of said pump and line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said F. H. Gates and wife, Olive P. Gates, their heirs and assigns, forever.

And we do covenant with the said F. H. Gates and wife, Olive P. Gates, 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 1948 Taxes which have been prorated and assumed by the Grantees herein.

And we, Sam C. McCord and wife, Maggie V. McCord, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said F. H. Gates and wife, Olive P. Gates, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of May, 1948

Sam C. McCord

Maggie V. McCord

STATE OF TENNESSEE, Davidson County

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County, the within named Sam C. McCord and wife, Maggie V. McCord, 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 19th day of May, 1948

Lenora Underwood, Notary Public

Commission expires January 11, 1950

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