K 1715

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $-------10,300.00----------

-----TEN THOUSAND THREE HUNDRED AND NO/100---------- DOLLARS

Cash in hand paid by Walter McGlothlin and wife, Mattie Lou McGlothlin, the receipt of which is hereby acknowledged,

We, Jean Wallace Dunn and husband, J. T. Dunn

have bargained and sold, and by these presents do transfer and convey unto the said Walter McGlothlin and wife, Mattie Lou McGlothlin

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

Being the Southerly part of the Northerly half of Lot No. 68 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County, described according to a plat of a subdivision of said property made Aug. 10, 1918, by W. B. Southgate, not of record as follows: Beginning on the westerly margin of Elliott, formerly Kirkland Avenue, at the southeast corner of the northerly half of said lot; thence with the westerly margin of said avenue, northerly 67 feet 2 inches to T. M. Dent's Southeast corner; thence with his southerly line, westerly 285 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 30 feet to the southwest corner of the northerly half of said lot; thence with the southerly line of the northerly half of said lot, easterly 290 feet to the beginning. Being the same property conveyed to Mrs. Jean Wallace Dunn by deed from Ernest White and wife, of record in Book 620, page 253, Register's Office for said County.

The above conveyance is subject to all easements, restrictive covenants, and set-back lines as are applicable to the property above described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter McGlothlin and wife, Mattie Lou McGlothlin their heirs and assigns, forever.

And we do covenant with the said Walter McGlothlin and wife, Mattie Lou McGlothlin 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 taxes for the year 1949 which have been pro-rated and assumed by the grantees.

And we, Jean Wallace Dunn and husband, J. T. Dunn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter McGlothlin and wife, Mattie Lou McGlothlin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29 day of April, 1949.

Jean Wallace Dunn

J. T. Dunn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. G. Lackey, Jr., a Notary Public in and for said County and State, the within named Jean Wallace Dunn and husband, J. T. Dunn

the bargainors, 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 29th day of April, 1949.

Commission expires 4/3/50.

J. G. Lackey

Notary Public

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