K 1725

For and in consideration of the sum of Sixty-five Hundred and No/100----------

----------($6500.00)----------DOLLARS

cash to me paid by James W. McGowan and wife, Marian Brady McGowan, receipt of which is hereby acknowledged,

I, Mrs. Roxie Oakley, a widow, have bargained and sold, and by these presents do transfer and convey unto the said James W. McGowan and wife, Marian Brady McGowan, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of lot No. 13 in the Subdivision of the C. C. Vernon Farm, situated in the 8th, formerly the 12th, Civil District of said County, a plan of which is of record in Book 161, page 164, Register's Office for said County, and described as follows:

Beginning at the southwest corner of Charlotte Pike and Knox Avenue, running thence westerly with the southerly margin of said Pike, 70 feet to the northeast corner of a lot conveyed to W. A. Byrn, Trustee, by J. D. Parish, by deed of record in Book 476, page 353, said Register's Office; thence with said Bryan's line southeastwardly 160 feet to an alley; thence northeasterly with said alley 70 feet to Knox Avenue; thence northwesterly with the west margin of Knox Avenue, 160 feet to the beginning.

Being the same property conveyed to Mrs. Roxie Oakley by deed from W. C. Marable and wife, of record in Book 1085, page 6, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. McGowan and wife, Marian Brady McGowan, their heirs and assigns, forever.

And I do convenant with the said James W. McGowan and wife, Marian Brady McGowan, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except by 1949 taxes which have been adjusted and assumed by the purchasers.

And I, Mrs. Roxie Oakley, do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James W. McGowan and wife, Marian Brady McGowan, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 6th day of June, 1949.

Mrs Roxie Oakley.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, G. R. Pegram, a Notary Public in and for said County and State, the within named Mrs. Roxie Oakley, a widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of June, 1949.

Commission expires April 8th 1952. G. R. Pegram. Notary Public

63803

WARRANTY DEED

FROM Mrs. Roxie Oakley

TO James W. McGowan et ux, Marian Brady McGowan.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of June 1949 at 4:50 P.M. and recorded in Book 1810 page 66
Register
By Deputy Register

Form 103

G 265