1912

Book 2018 Page 458

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ Ten & no/100----------
----------($10.00)----------DOLLARS
Cash in hand, paid, reciept of which is hereby acknowledged, and other good and valuable considerations.

Commerce Union Bank, a Tennessee banking corporation, holder and owner of that promissory note, dated May 15, 1950, executed by McFarland Heights, Inc. and mentioned in and secured by provisions of that certain deed of trust dated May 15, 1950, from McFarland Heights, Inc., to Neely Brown, Trustee, of record in Book 1839, page 116, R.O.D.C.Tenn., joins in this instrument for the sole purpose of releasing, and does hereby release, the lien of the aforesaid deed of trust on the property, and only the property, described in and conveyed by this instrument, but no further or otherwise.

We, McFarland Heights, Incorporated
have bargained and sold, and by these presents do transfer and convey unto the said James E.Neal, Trustee with full power to Mortgage, Sell and convey without the joinder of any beneficiary, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 151 as shown on a Plan of Merry Oaks Subdivison, and described according to a map made by W.W.Turner Company, dated October 12, 1950, as follows Beginning at a point in the westerly margin of Fairway Drive at the corner of Lots 151 and 126; thence westerly with the line between said lots 125 feet to a corner of Lots 127 and 126; thence southwesterly with the line between Lots 127 and 151, 119.3 feet to the corner of Lots 151 and 152; thence easterly with the line between said lots 184 feet to the westerly margin of Fairway Drive; thence with said margin of said Drive, northerly 104 feet to the beginning. Being part of the property conveyed to McFarland Heights, Inc., by deed from Mrs. Priscilla McFarland et al, of record in Book 1847, page 297, Register's Office for said County.

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 E.Neal, Trustee his heirs and assigns, forever.

And we do covenant with the said James E. Neal, Trustee 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, McFarland Heights, Incorporated do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James E. Neal, Trustee his heirs and assigns against the lawful claims of all persons, whomsoever.

McFarland Heights, Inc. has caused this instrument to be executed by its proper officers, this 1st day of December, 1950.

COMMERCE UNION BANK
BY W. Howard Ford VICE PRES.
ATTEST: C. N. Sittel
BY C. N. Sittel CASHIER

McFARLAND HEIGHTS, INCORPORATED
BY E. C. Vinsant PRES.
ATTEST: Herbert N. Tibbs
BY SEC'Y

STATE OF TENNESSEE,
COUNTY OF DAVIDSON.

On this 1st day of December, 1950, before me, Rachael H. McMeen, a Notary Public in and for said State and County, appeared W. Howard Ford and C. N. Sittel, to me personally known, who, being by me duly sworn, did say that they are Vice president and Cashier, respectively, of the Commerce Union Bank, a corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and

459