K 2014

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ $1,500.00,

- - - - - - ONE THOUSAND FIVE HUNDRED AND NO/100 - - - - - DOLLARS

Cash in hand paid by the grantee herein, receipt of which is hereby acknowledged,

McFarland Heights, Incorporated, a Tennessee corporation, - - -

have bargained and sold, and by these presents do transfer and convey unto the said JAMES G. BAUER, AND WIFE ANNE GALBRAITH BAUER

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. 77 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 77 fronts 84.7 feet on the west side of Woodberry Drive and runs back between lines 200 feet to a dead line in the rear, measuring 90.7 feet thereon.

Being part of the property conveyed to McFarland Heights, Incorporated, by deed from W. J. Ezell and wife, of record in Book 1847, page 141, 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 G. Bauer, AND WIFE ANNE GALBRAITH BAUER their heirs and assigns, forever.

And, McFarland Heights, Incorporated, a Tennessee corporation, does ~~And~~ covenant with the said James G. Bauer, and wife Anne Galbraith Bauer that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And McFarland Heights, Incorporated, a Tennessee corporation, does ~~its~~ further covenant and bind itself, its successors, assigns ~~and~~ representatives, to warrant and forever defend the title to the said land to the said James G. Bauer, and wife anne Galbraith Bauer their heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness~~ ~~hand~~ This 16th day of June, 19 51.

ATTEST: Herbert N. Nolan SECY

MCFARLAND HEIGHTS, INCORPORATED

E. P. Vinsan Pres.

STATE OF TENNESSEE
Davidson County

(ACKNOWLEDGMENT - OVER)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19 ____.

Commission expires _____

_____ Notary Public

G 23