K 2038

WARRANTY DEED

For and in consideration of the sum of ($1.00)

ONE and ----------00/100 DOLLARS

cash in hand paid to R. L. McGaugh and wife, Sarah McGaugh, by P. C. Harlan and wife, Gladys Harlan, and for other valuable considerations, the receipt of all of which are hereby acknowledged, we, the said R. L. McGaugh and wife, Sarah McGaugh have bargained and sold, and by these presents do transfer and convey unto the said P. C. Harlan and wife, Gladys Harlan their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: TRACT #1- Being the east 50 feet of Lot #80 on the map of Madison Realty Company's subdivision, as of record in Book 547, page 164, Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of Harris Avenue and runs back between lines 135 feet on the east line and 137 feet, more or less, on the west line to a dead line in the rear on which it measures 50 feet.

Being part of the property conveyed to J.R.Coarsey by two deeds, one from Geo. B. Graves, et al, of record in book 1273, page 286, and one from Dorothy K. Coarsey, of record in Book 1558, page 560, said Register's office.

TRACT II - Land in Davidson County, Tennessee, being the westerly 28 feet front and 7 feet rear of Lot #80 and the easterly part of lots #81,82, and 83 on the plan of Madison Realty Company's Subdivision, Madison, Tennessee, as of record in Book 547, page 164, Register's Office for said County, described together as follows:

Beginning on the northerly margin of Harris Avenue at a point 22 feet west of the corner of lots Nos.80 and 81; thence with said Avenue, eastwardly 50 feet; then ce northwardly 135 feet, more or less, to the northerly line of said subdivision at a point 7 feet east of the corner of Lots Nos.80 and 83; thence westwardly 50 feet; thence southwardly 135 feet, more or less, to the beginning.

Being the same property conveyed to R. L. McGaugh and wife, Sarah McGaugh, by deed from Graves Pate et al, of record in Book 1306, page 598, said Register's office; the said R. L. McGaugh and wife having subsequently conveyed a ½ undivided interest in said property to Paul C.Harlan and wife,Gladys Harlan by deed of record in Book 1345, page 95, 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 P. C. Harlan, wife, Gladys Harlan their heirs and assigns, forever.

And we do covenant with the said P. C. Harlan and wife, Gladys Harlan 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 1951 and 1952 State and County taxes, payment of which are assumed.

And we, the said R. L. McGaugh and wife, Sarah McGaugh do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said P. C. Harlan and wife, Gladys Harlan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of MARCH, 1952.

R. L. McGaugh

Sarah Mc Gaugh

STATE OF TENNESSEE
Davidson County

Personally appeared before me, P. F. HARLAN, a Notary Public in and for said County, and State, the within named R. L. McGaugh and wife, Sarah McGaugh

the bargainor s, 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 office, this 3rd day of MARCH, 1952.

Commission expires My Commission Expires JULY 26, 1952

P. F. Harlan
Notary Public

FOSTER & PARKES CO., NASHVILLE

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