K 2152

WARRANTY DEED — MCD&P — Real Estate Title and Escrow Co.
G-1572

For and in consideration of the sum of $ 10.00***** DOLLARS
TEN*******

and other good and valuable considerations paid by Joseph B. Sullivan and wife, Barbara Quinn Sullivan, the receipt of all of which is hereby acknowledged,

McFARLAND HEIGHTS, INC., a Tennessee corporation,

has ~~bargained~~ and sold, and by these presents does transfer and convey unto the said JOSEPH B. SULLIVAN and wife, BARBARA QUINN SULLIVAN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 170 on the Plan of Merry Oaks, of record in Book 1835, Pages 67 and 68, Register's Office for said County.

Said Lot No. 170 fronts 128 feet on the northerly side of Fairway Drive and runs back 221.3 feet on the westerly line, and 213.3 feet on the easterly line to a dead line in the rear measuring 105 feet.

Being part of the property conveyed to McFarland Heights, Inc., by two deeds, one from Mrs. Priscilla McFarland, et al., of record in Book 1847, Page 207, re-recorded in Book 1849, Page 431, and the other from W. J. Ezell and wife, of record in Book 1847, Page 141, Register's Office for Davidson County, Tennessee.

The said property is conveyed subject to an Owner's Certificate, a 60-foot set-back line from Fairway Drive, and a 10-foot easement for public utilities across the rear, all as shown on the Plan of record in Book 1835, Pages 67 and 68, Register's Office for Davidson County, and restrictive covenants of record in Book 1855, Page 377, and Book 1876, Page 264, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOSEPH B. SULLIVAN and wife, BARBARA QUINN SULLIVAN, their heirs and assigns, forever.

And it does ~~bx~~ covenant with the said JOSEPH B. SULLIVAN and wife, BARBARA QUINN SULLIVAN 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, INC., does successors, assigns ~~xxx~~ further covenant and bind itself, its ~~xxxxx~~ and representatives, to warrant and forever defend the title to the said land to the said JOSEPH B. SULLIVAN and wife, BARBARA QUINN SULLIVAN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 8th day of June, 19 53.

McFARLAND HEIGHTS, INC.

Attest: Herbert M. Gordon, Secretary — By E. C. Vinsant, President

STATE OF TENNESSEE
Davidson County

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

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