K 2270

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, and the assumption by grantees of a deed of trust note, dated August 29, 1950, deed of trust to Miller Kimbrough, Trustee, of record in Book 1873, page 589, R. O. D. C., to secure Kimbrough-Phillips Company, said note draws interest at rate of 4% per anhum, both principal and interest payable $55.44 monthly, We, John W. McGaw, Jr. and wife, Jean B. McGaw, **have bargained and sold, and by these presents do transfer and convey unto the said** Johnson Rainey Bradshaw and wife, Mary Catherine Bradshaw, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, near Nashville, being Lot No. 104 and the northerly part of Lot No. 106 on the Map of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Burrus Street, 50 feet north of the north margin of Ben Allen Road, being the common corner of Lots 104 and 105; thence with line between said lots, and along said line extended, westerly 202 feet 2 inches to a point in the easterly margin of Masonic Home Road; thence with the margin of said Road, northerly 71 feet 2 inches to the corner of Lots 106 and 107; thence with the line between said lots, and the line between Lots 103 and 104, southeasterly, 254 feet 10 inches to the westerly margin of Burrus Street; thence with the margin of said Street, southwesterly, 50 feet to the point of beginning.

Being the same property conveyed to John W. McGaw, Jr. and wife, Jean B. McGaw, by deed from R. F. Massey and wife, of record in Book 1879, page 343, 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 Johnson Rainey Bradshaw and wife, Mary Catherine Bradshaw, their heirs and assigns, forever.

And we do covenant with the said Johnson Rainey Bradshaw and wife, Mary Catherine Bradshaw 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 for deed of trust note hereinabove mentioned to U. S. tax lien No.9057, of record in Book Z-1, page 184, R.O.D.C., and 1950, 1952 taxes with penalties and interest, current taxes to be pro-rated and assumed.

And we, John W. McGaw, Jr. and wife, Jean B. McGaw, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Johnson Rainey Bradshaw and wife, Mary Catherine Bradshaw, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8 day of March, 1954.

John W. McGaw Jr.

Jean B. McGaw

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