K 2277

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 by Walter M. Finney and wife, Mildred A. Finney, and other good, valuable and sufficient considerations, the receipt of all of which is hereby acknowledged,

I, Irene S. Philbin, have bargained and sold, and by these presents do transfer and convey unto the said Walter M. Finney and wife, Mildred A. Finney, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A lot or parcel of land in the 3rd, formerly the 2nd, Civil District of said County, in the Village of McWhirtersville, described as follows:

Beginning at White's southwest corner; thence south 75-3/4° east 93 feet to Hal Harding's northwest corner; thence with his line, south 12½° west 60 feet; thence westwardly 93 feet; thence north 12½° east 60 feet to the beginning.

Being the same property conveyed to Irene S. Philbin, as her sole and separate estate, free from the claims of any present or future husbands she may have, by deed from Gentry Shannon and wife, Bularh B. Shannon, of record in Book _____, page _____, 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 Walter M. Finney and wife, Mildred A. Finney, their heirs and assigns, forever.

And I do covenant with the said Walter M. Finney and wife, Mildred A. Finney that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for delinquent taxes and any indebtedness which may appear of record.

And I, Irene S. Philbin, as aforesaid, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Walter M. Finney and wife, Mildred A. Finney, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20 day of February, 1954.

Irene S. Philbin

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