K 2296

For and in consideration of the sum of Seven Thousand Five Hundred and No/100 ----------

----------($7,500.00)----------DOLLARS

Cash in hand paid by Hubert E. Maxwell and wife, Anna Maxwell, the receipt of which is hereby acknowledged, we,

Alex J. McFarlane and wife, Velma Thomason McFarlane

have bargained and sold, and by these presents do transfer and convey unto the said Hubert E. Maxwell and wife, Anna Maxwell

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, being Lot No. 95 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 50 feet on the southerly side of Patterson Street and extends back between lines 158.3 feet on the easterly line and 158.7 feet on the westerly line to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Alex J. McFarlane and wife, Velma Thomason McFarlane by warranty deed from Willodean Bridges, Executrix, as of record in Book 1288, page 694, 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 Hubert E. Maxwell and wife, Anna Maxwell their heirs and assigns, forever.

And we do covenant with the said Hubert E. Maxwell and wife, Anna Maxwell 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 taxes which have been prorated, and are hereby assumed by the purchasers.

And we, Alex J. McFarlane and wife, Velma Thomason McFarlane do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hubert E. Maxwell and wife, Anna Maxwell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 27th day of August, 1951

Alex J. McFarlane

Velma Thomason McFarlane

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Alex J. McFarlane and wife, Velma Thomason McFarlane

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of August, 1951

Commission expires July 6, 1953

O. G. Jones, Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 30 day of Aug 1951 at 2:51 o'clock P.M.
Noted in Book 6 Page 507
Recording Fee $2.25
JAMES P. MALONEY, Register
By M. Kennedy D.C.

WARRANTY DEED
FROM
ALEX J. MCFARLANE AND WIFE,
VELMA THOMASON MCFARLANE
TO
HUBERT E. MAXWELL AND WIFE,
ANNA MAXWELL
GUARANTY MORTGAGE CO. OF NASHVILLE

No. 29833

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