K 2301

WARRANTY DEED FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TWO THOUSAND AND No/100 ($2,000.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged,

I, H. H. Chitwood, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Fred J. D. McKinney and wife, Cathryn B. McKinney, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 11 on the Plan of Gardner's Gold Coast Subdivision, as of record in Book 2133, page 79, Register's Office for said County.

Said Lot No. 11 is more particularly described as follows: Beginning at a point in the easterly margin of Windover Drive, the common corner of Lots 10 and 11 on said Plan; thence northeastwardly 294.5 feet to a point; thence northwestwardly 236.2 feet to a point in the southerly margin of Windover Drive; thence with the southerly margin of the same, southwestwardly 77 feet to a point; thence continuing with the southerly margin of said Drive, southwardly around a curve with a radius of 239.48 feet, 177.97 feet to the point of beginning.

Being a part of the property conveyed to H. H. Chitwood, Trustee, by deed from K. Gardner and wife, Eleanor Gardner, of record in Book 2298, page 169, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2245, page 363, 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 Fred J. D. McKinney and wife, Cathryn B. McKinney, their heirs and assigns, forever.

And I do covenant with the said Fred J. D. McKinney and wife, Cathryn B. McKinney 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 1954 State and County taxes which are assumed by purchasers.

And I, H. H. Chitwood, Trustee, do further covenant and bind myself, my successors and assigns ~~heirs and representatives~~ to warrant and forever defend the title to the said land to the said Fred J. D. McKinney and wife, Cathryn B. McKinney, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28th day of September, 19 54

H. H. Chitwood, Trustee

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