K 2593

WARRANTY DEED — A. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($ 10.00),

cash in hand paid by Paul Harvill McGowan and wife, Delphia Idell McGowan and other good and valuable considerations, the receipt of which is hereby acknowledged,

TRAVIS W. SULLIVAN AND WIFE, SHIRLEY C. SULLIVAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL HARVILL McGOWAN AND WIFE, DELPHIA IDELL McGOWAN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

being Lot No. 214 on the Plan of Glencoe Acres, Section 2, as of record in Book 1835, pages 136, 137 and 138, Register's Office for said County.

Said Lot No. 214 fronts 135 feet on the westerly side of Vader Drive and runs back between lines of that width on the northerly side and 164.4 feet on the southerly side to a dead line in the rear, and measures 78.3 feet on said dead line.

being the same property conveyed to Travis W. Sullivan and wife, Shirley C. Sullivan, by deed from Louis Ludwig, Jr., et ux, of record in Book 2447, page 84, said Register's Office.

This conveyance is made subject to the terms and conditions of a deed of trust executed by Travis W. Sullivan and wife, Shirley C. Sullivan, to Louis Ludwig, Jr., trustee, of record in Book 2458, page 517, said Register's Office, to secure payment of the principal sum of $16,000.00 to Fidelity Federal Savings and Loan Association of Nashville.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 4th day of September, 195 6.

Travis W. Sullivan

Shirley C. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Thine Ham Hines, a Notary Public in and for the State and County aforesaid, personally appeared the within named, Travis W. Sullivan and wife, Shirley C. Sullivan, the bargainor(s), 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 Nashville, Tennessee, this, the 4th day of September, 195 6.

My commission expires: 10-16-56

Notary Public

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