K 2645

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00) -

- - - - - - - - - - - - - - - TEN & no/100 - DOLLARS

cash in hand paid by Gewin P. Minton and wife Marguerite H. Minton, and other good and valuable considerations, the receipt of all of which is hereby acknewledged and for the further consideration of the assumption by the said Gewin P. Minton and wife, Marguerite H Minton of an indebtedness in the amount of $14,176.38 due Kimbrough-Phillips Co. as evidenced by a deed of trust to Miller Kimbrough, Trustee of record in Book 2353, page 259, Register's Office for Davidson County, Tennessee,

WE, JOHN W. McDONALD,JR. and wife, AVA RUTH CAPSHAW McDONALD

have bargained and sold, and by these presents do transfer and convey unto the said

GEWIN P. MINTON and wife, MARGUERITE H. MINTON, their

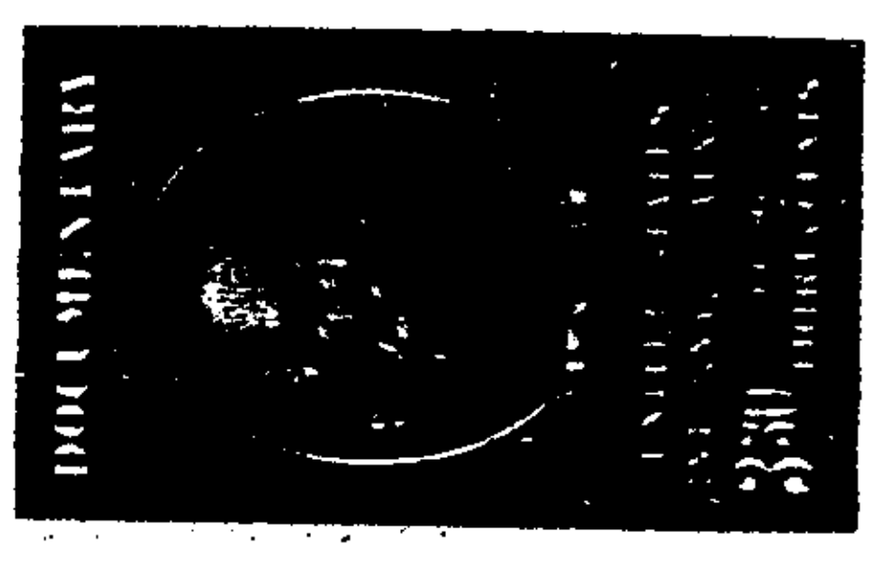
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING LOT no. 17 on the Map of Rolling Meadows, of record in Book 1424, pages 98 and 99, of the Register's Office for said County.

Said Lot No. 17 fronts 100 feet on the easterly side of Outer Drive and runs back 239.5 feet on the southerly line and 214.4 feet on the northerly line, to a dead line on which it measures 136.6 feet.

Being the same property conveyed to John W. McDonald,Jr. and wife, Ava Ruth Capshaw McDonald, by deed from John A. Wells, and wife, of record in Book 2332, page 124, said Register's Office.

This conveyance is made subject to all restrictive covenants and easements applicable to the above described property.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gewin P. Minton and wife, Marguerite H. Minton, their heirs and assigns, forever.

And we do covenant with the said Gewin P. Minton and wife, Marguerite H. Minton 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 as hereinabove stated and taxes for 1957 which are assumed by the grantees herein.

And we, John W. McDonald, Jr. and wife, Ava Ruth Capshaw McDonald do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gewin P. Minton and wife, Marguerite H. Minton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1 day of May, 19 57.

John W. McDonald Jr
John W. McDonald, Jr.

Ava Ruth Capshaw McDonald
Ava Ruth Capshaw McDonald

STATE OF TENNESSEE }
~~Davidson~~ SHELBY County }

Personally appeared before me J. H. Swain Jr, a Notary Public in and for said County and State, the within named John W. McDonald, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, this 1 day of May 19 57

My Commission Expires July 8, 1958
Commission expires

J. H. Swain Jr
Notary Public

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