BK 2647

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 2,000.00
---------- TWO THOUSAND AND NO/100 ---------- DOLLARS
Cash in hand paid by James H. Burroughs and wife, Juanita P. Burroughs, and other good and valuable considerations, receipt of which are hereby acknowledged and the assumption of a first mortgage dated April 28, 1953, executed by the grantors to John W. Murphree, Trustee, in the original sum of $9,500, secured by Deed of Trust of record in Book 2177, page 503, Register's Office for Davidson County, Tennessee, payable in 300 monthly instalments of Fifty and 15/100 Dollars ($50.15) each, with interest at the rate of 4% per annum having been included in said instalments to maturity; We,
KENNETH ROSS MEGUIAR and wife, MAXINE G. MEGUIAR
have bargained and sold, and by these presents do transfer and convey unto the said
James H. Burroughs and wife, Juanita P. Burroughs, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Being the northerly part of the westerly 85 feet of Lot No. 22 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, page 102, Register's Office for said County, being Lot No. 2 on the unrecorded Plan of the Re-subdivision of Lots Nos. 21 and 22, described according to a survey made by Norris H. Hickerson, Surveyor, May 7, 1952, as follows:

BEGINNING on the southerly margin of Virginia Avenue at a point 15 feet west of the corner of Lots Nos. 21 and 22, being the corner of Lots Nos. 1 and 2 on said unrecorded plan; thence with the southerly margin of said Avenue, north 68 deg. 30' west 85 feet; thence south 20 deg. 07' west 119.5 feet to an iron pin; thence eastwardly 85 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots northwardly 117 feet to the beginning.

Being the same property conveyed to Kenneth Ross Meguiar and wife, Maxine G. Meguiar, by deed from John S. Wooten and wife, Mary T. Wooten, of record in Book 2144, page 409, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Burroughs and wife, Juanita P. Burroughs
their heirs and assigns, forever.
And we do covenant with the said James H. Burroughs and wife, Juanita P. Burroughs,
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 set out and taxes for 1957 which are not yet due and payable, and are assumed by grant.
And we, Kenneth Ross Meguiar and wife, Maxine G. Meguiar
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Burroughs and wife, Juanita P. Burroughs,
their heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our hands this 17th day of May, 19 57.

Kenneth Ross Meguiar
Maxine G. Meguiar

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named
Kenneth Ross Meguiar and wife, Maxine G. Meguiar
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 17th day of May, 19 57
Commission expires [illegible] 1958

Jessie B Overton
Notary Public

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