BK 2697

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid and other good and valuable considerations, paid by the grantees the receipt of which is hereby acknowledged,

We, Edward T. Douglass,Jr., and wife, Mary F. Douglass

have bargained and sold, and by these presents do transfer and convey unto the said L. W. McCoy and wife, Ilo P. McCoy, 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. 42 on the Plan of Pleasant Acres, Section 2, as of record in book 2133, page 75, Register's Office for said County.

Said lot No. 42 fronts 160.33 feet on the southerly side of Barbara Drive and extends back 313.2 feet on the easterly line and 291.48 feet on the westerly line to a dead line, measuring 92 feet thereon.

Being the same real property conveyed to Edward T. Douglass, Jr., and wife, Mary F. Douglass, by deed from Ferriss C. Bailey, Trustee, dated July 27, 1954, filed August 3, 1954, and recorded in book 2292, page 522, said Register's Office.

This conveyance is made subject to restrictions of record in book 2204, page 47, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilies along the rear and northwesterly lines of premises; anchor easement in northeasterly corner; 40-foot building setback line from Barbara Drive, and conditions of owners certificate as shown on Plan in Book 2133, page 75, Register's Office, 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 L. W. McCoy and wife, Ilo P. McCoy, their heirs and assigns, forever.

And we do covenant with the said L. W. McCoy and wife, Ilo P. McCoy, 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 for the 1957 State and County taxes, which have been pro-rated and assumed by the grantees.

And we, Edward T. Douglass,Jr., and wife, Mary F. Douglass, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. W. McCoy and wife, Ilo P. McCoy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 18th day of September, 1957.

Edward T. Douglass Jr.

Mary F. Douglass

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julius B. Gore,Jr., a Notary Public in and for said County and State, the within named Edward T. Douglass,Jr., and Mary F. Douglass the bargainor 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 18th day of September, 1957.

Julius B. Gore Jr.
Notary Public

Commission expires May 2, 1961.

BK 473