K 2739

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations the receipt of which is hereby acknowledged, and the further consideration that the grantees herein, assume and agree to pay the remaining unpaid balance of $16,504.68 of a note in the original amount of $22,000.00, dated December 16, 1950, executed by the grantor herein, payable to Guaranty Mortgage Company of Nashville, with interest at 4% per annum, both principal and interest payable $116.16 monthly, and secured by a deed of trust of record in Book 1925, page 419, Register's Office for Davidson County, Tennessee,

I, L. M. McCary, III, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said LEONARD MARVIN McCARY, JR. AND WIFE, KATHRYN THOMPSON McCARY, 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. 118 on the Map of Oakhill Valley Subdivision, as of record in Book 1835, pages 15 and 16, Register's Office for said County.
Said Lot No. 118 fronts 131.96 feet on the westerly side of Van Leer Drive and runs back between lines, 235 feet on the south line and 276.5 feet on the north line (which said line is shown on said plan erroneously as being 267.45 feet) to a dead line in the rear on which it measures 237.01 feet.
Being the same property conveyed L. M. McCary, III, by deed from R. H. Cullum and wife, of record in Book 1835, pages 15 and 16, Register's Office for said County.

The above described property is conveyed subject to restrictive covenants of record in Book 931, page 53, in Book 1788, page 186, in Book 1809, page 539, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leonard Marvin McCary, Jr. and wife, Kathryn Thompson McCary, their heirs and assigns, forever.

And I do covenant with the said grantees herein 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 as hereinabove set out.

And I, L. M. McCary, III, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 22 day of February, 19 58

L. M. McCary, III

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named L. M. McCary, III

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 Nashville, Tennessee, this 22 day of February, 19 58

Commission Expires February 7, 1961

L. W. Carney
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Warranty Deed

O-120132 dh

From L. M. McCARY, III, UNMARRIED

To LEONARD MARVIN McCARY, JR. ET UX

1245 89 1700 200

INSURANCE ON Virginia

G 403