K 2749

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by Thomas E. McLaughlin and wife, Margaret K. McLaughlin, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, we, William M. Eaves and wife, Amelie P. Eaves, have bargained and sold, and by these presents do transfer and convey unto the said Thomas E. McLaughlin and wife, Margaret K. McLaughlin, 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. 14 and the southeasterly part of Lot No. 13 on the Map of the Bransford Realty Company's Subdivision of a part of Lot No. 10, West Meade Subdivision, of record in Book 547, page 142, Register's Office for said County, described as follows:

BEGINNING on the southwesterly margin of Haverford Avenue at a point 21 feet northwest of the corner of Lots Nos. 13 and 14; thence southwesterly 263 feet to a point 21 feet northwest of another corner of Lots Nos. 13 and 14: thence south 55° east 191 feet 6 inches; thence north 30° 15' east 400 feet to the southwesterly margin of Haverford Avenue; thence with the same northwestwardly 226 feet to the beginning.

Being the same property conveyed to William M. Eaves and wife, Amelie P. Eaves, by deed from W. H. Browder and wife, of record in Book 1786, page 627, 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 Thomas E. McLaughlin and wife, Margaret K. McLaughlin, their heirs and assigns, forever.

And we do covenant with the said Thomas E. McLaughlin and wife, Margaret K. McLaughlin, 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 lien of 1958 State and County taxes which have been prorated to date of deed., **and assumed by the purchasers.**

And we, William M. Eaves and wife, Amelie P. Eaves, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas E. McLaughlin and wife, Margaret K. McLaughlin, their heirs and assigns against the lawful claims of all persons, whomsoever.

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