K 2802

WARRANTY DEED

For and in consideration of the sum of Sixty-seven Hundred Eighty-four Dollars and Fifty-eight Cents ($6,784.58) DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged and the assumption of a deed of trust executed by Mack Rushing Douglas and wife, to Miller Kimbrough, Trustee, of record in Book 2049, page 533, Register's Office, Davidson County, Tennessee, to secure a note to Kimbrough-Phillips Company, balance on said note being $6715.42.

We, Sidney A. McDonald and wife, Gayle Nelson McDonald have bargained and sold, and by these presents do transfer and convey unto the said Glenn T. Stewart and wife, S. Ethleen Stewart, 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. 35 on the Plan of Virginia Manor, as of record in book 1835, page 22, Register's Office for said County, described as follows:
Beginning on the northerly margin of Moran Drive at the southwest corner of lot No. 34 on said plan; thence with the line between said lots Nos. 34 and 35, northwestwardly 175.4 feet to a point in the southern boundary line of lot No. 18; thence with the line between said lots Nos. 18 and 35, southwestwardly 17.98 feet to the southeast corner of lot No. 17; thence with the line between said lots Nos. 17 and 35, southwestwardly 30.85 feet to the northeast corner of lot No. 36; thence with the line between said lots Nos. 35 and 36, southeastwardly 179.9 feet to the northerly margin of said Drive; thence with same, northeastwardly 75 feet to the beginning.
Being the same real property conveyed to Sidney A. McDonald and wife, Gayle Nelson McDonald, by deed from Mack Rushing Douglas and wife, dated January 13, 1954, filed January 29, 1954, and recorded in book 2246, page 289, 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 Glenn T. Stewart and wife, S. Ethleen Stewart, their heirs and assigns, forever.

And we do covenant with the said Glenn T. Stewart and wife, S. Ethleen Stewart that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as stated above.

And we, Sidney A. McDonald and wife, Gayle Nelson McDonald do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Glenn T. Stewart and wife, S. Ethleen Stewart, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of August, 19 58

Sidney A. McDonald

Gayle Nelson McDonald

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles F. Frazier, a Notary Public in and for said County and State, the within named Sidney A. McDonald and wife, Gayle Nelson McDonald

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 office, this 30th day of August, 19 58

Commission expires 4/19/60

Charles F. Frazier
Notary Public

CHARLES F. FRAZIER NOTARY PUBLIC SANTA CLARA COUNTY

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