BK 2901

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, O. A. McDaniel,Jr. and wife, Mary G. McDaniel,

have bargained and sold, and by these presents do transfer and convey unto the said Helen Louise Massey, her 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. 25 on the Plan of Sky View Subdivision, as of record in book 2331, pages 54 and 55, Register's Office for said County, described as follows:

Beginning on the northerly margin of Starlight Drive at the corner of lots Nos. 25 and 26; thence with the line between said two lots northerly 291.6 feet to the corner of lots Nos. 25, 26 and 28; thence with the line between lots Nos. 25 and 28 northwesterly 40 feet to the corner of lots Nos. 25, 28 and 30; thence with the line between lots Nos. 25 and 30 westerly 75 feet; thence south 7 degrees 40 minutes west 307 feet to the northerly margin of Starlight Drive; thence with the same easterly 140 feet to the beginning.

Being the same real property conveyed to O. A. McDaniel, Jr., and wife, Mary G. McDaniel, by deed from Union Trust Company, dated February 12, 1959, filed March 13, 1959, and recorded in book 2880, page 474, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the northerly and westerly lines of premises, 100-foot building setback line from Starlight Drive, and conditions of owners certificate, as shown on plan of record in book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee, and restrictions of record in book 1788, page 516, and book 2444, page 576, Register's Office for 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 Helen Louise Massey, her heirs and assigns, forever.

And we do covenant with the said Helen Louise Massey, 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 1959 State and County taxes, which have been pro-rated and assumed by the grantee herein.

And we, O. A. McDaniel, Jr., and wife, Mary G. McDaniel do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Helen Louise Massey, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 9th day of April, 19 59.

O. A. McDaniel Jr.

Mary G. McDaniel

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named O. A. McDaniel,Jr., and Mary G. McDaniel

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 9th day of April, 19 59.

Hugh J. Bradley
Notary Public

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY

Commission expires April 21, 1959.

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