K 2904



**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Five Thousand & 00/100 ($5000.00) DOLLARS

Cash in hand paid by Guy P. McFarland, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Frank D. Rutherford and Charles H. Rutherford, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Guy P. McFarland his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Wauford & Company, Engineers, dated March 29, 1958 as follows:
Beginning at a point in the northerly margin of Lebanon Road at the southwest corner of the J. A. Thorn property; thence in a westerly direction along the northerly margin of said Lebanon Road, 79.2 feet to a point; thence in a northerly direction 15 feet to a point; thence in a westerly direction 22 feet to a point; thence in a northerly direction 56.8 feet to an iron pin at the southwest corner of the Hockett property; thence in an easterly direction along the southerly margin of the Hockett property, 98 feet to an iron pin in a fence row, said point being lo ated in the westerly line of the J. A. Thorne property; thence in a southerly direction, 78 feet to the point of beginning, and containing 1/2 acres, more or less.
Being the same property conveyed to Frank D. Rutherford and Charles H. Rutherford, Jr., by deed from Ruth Lamb, Trustee, of record in Book 2813, page 599, R.O.D.C. 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 Guy P. McFarland, his heirs and assigns, forever.

And we do covenant with the said Guy P. McFarland that he is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Frank D. Rutherford and Charles H. Rutherford, Jr. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Guy P. McFarland, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of April, 1959

Frank D Rutherford
Charles H. Rutherford Jr

PG 5