K 2921

WARRANTY DEED

For and in consideration of the sum of Three Thousand and no/100---------- ----------($3,000.00)----------*DOLLARS* cash in hand paid by Lucile Hicks Turner, receipt of which is hereby acknowledged,

McDowell and McDowell, a partnership *have bargained and sold, and by these presents do transfer and convey unto the said* Lucile Hicks Turner her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 13 on the Plan of Clintondale as of record in book 2330, page 120, Register's Office for said County.
Said lot No. 13 fronts 139 feet on the northerly side of Clintondale Drive and extends back between parallel lines 276 feet to a dead line.
Being part of the real property conveyed to McDowell and McDowell, a partnership, by deed from L. H. Jordan and wife, dated April 30, 1959, filed May 12, 1959, and recorded in book 2905, page 99, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the rear line of premises, anchor easement at the southwest corner of premises, 40-foot building setback line from Clintondale Drive, and conditions of owners certificate, as shown on plan of record in book 2330, page 120, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2701, page 189, 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 Lucile Hicks Turner her *heirs and assigns, forever.*

And it does *covenant with the said* Lucile Hicks Turner *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for taxes for the year 1959 which are prorated and assumed by purchaser.

And McDowell and McDowell, a partnership *do further covenant and bind* itself, its/successors and representatives, *to warrant and forever defend the title to the said land to the said* Lucile Hicks Turner her *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 16th *day of* June, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

McDOWELL AND McDOWELL

BY: R. Robertson McDowell
Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

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the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at .....*Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

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