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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, J. CHALMERS COWAN AND WIFE, GRACE SANDERS COWAN,

have bargained and sold, and by these presents do transfer and convey unto the said CLIFTON E GREER, JR., AND WIFE, ELIZABETH McCARLEY GREER their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 7th, formerly the 11th Civil District of said County, and being part of Lot No. 1 on the Plan of the Farm Lands of Samuel Watkins, deceased, as of record in Book 57, page 16, of the Register's Office for said County, and described according to a survey thereof made by W. B. Southgate, Surveyor, in September, 1926, as follows:
BEGINNING at the northwest corner of Golf Club Road and an unnamed Street, which Street runs in a northerly direction from the said Golf Club Road between this land and that conveyed to C. F. Anderson, by deed from E. L. Hampton and wife, dated August 4, 1926, and of record in Book 716, page 459, said Register's Office; thence with the northerly margin of the said Golf Club Road, North 86° 30' West 170 feet; thence north 3½° east 300 feet; thence South 86° 30' east 209 feet to the westerly margin of the above mentioned unnamed Street; thence with the same, 11° west 302½ feet to the beginning.
Being the same property conveyed to J. Chalmers Cowan and wife, Grace Sanders Cowan, by deed from Ullin W. Leavell and wife, as of record in Book 1451, page 53, said Register's Office.

Grace Sanders Cowan and Grace Saunders Cowan being one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLIFTON E GREER, JR., AND WIFE, ELIZABETH McCARLEY GREER their heirs and assigns, forever.

And we do covenant with the said CLIFTON E GREER, JR., AND WIFE, ELIZABETH McCARLEY GREER 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 by 1959 taxes, which are to be pro-rated.
And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of August 19 59

Grace Saunders Cowan — J. Chalmers Cowan

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named J. Chalmers Cowan and wife, Grace Sanders Cowan, 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 Nashville, Tennessee, this 26th day of August, 19 59.

My Commission Expires February 1, 1961 — A. M. Tenison, Notary Public

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