K 2958

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration Jack N. Foster and wife, Betty H. Foster, have assumed and agreed to pay the remaining unpaid balance of two certain notes, one of which is secured by a deed of trust executed by Albert G. McGaw and wife, Dorothy N. McGaw, to E. A. Goodloe, Trustee, of record in Book 2665, page 335, and the other a deed of trust executed by Albert G. McGaw and wife Dorothy N. McGaw, to David O. Condra, Trustee, of record in Book 2665, page 325, both in the Register's Office for Davidson County, Tennessee, reference to which said instruments is here made for a more particular description of said notes and the terms and conditions of said deeds of trust the obligations of which are assumed by the said grantees.

We, Albert G. McGaw and wife, Dorothy N. McGaw have bargained and sold, and by these presents do transfer and convey unto the said Jack N. Foster and wife, Betty H. Foster 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. 738 on the Map of Cloverhill Section IX, as of record in Book 2331, page 44, Register's Office for said County, described as follows:

Said Lot No. 738 is described as follows: Beginning at a point in the northwesterly margin of Allen Road, common corner of Lots 737 and 738; thence with the line between said two lots, in a northwesterly direction 85.1 feet to a point; thence westerly 88.6 feet to a point, common corner of Lots 738 and 740; thence with the line between said two lots, in a southerly direction 49.2 feet to the common rear corner of Lots 738 and 739; thence with the line between said two lots, in a southeasterly direction 138.8 feet to the northwesterly margin of Allen Road; thence with said Road, in a northeasterly direction 86 feet to the point of beginning.

Being the same property conveyed to Albert G. McGaw and wife, Dorothy N. McGaw, by deed from A. H. Johnson and wife, Malvin Johnson, of record in Book 2693, page 589, 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 Jack N. Foster and wife, Betty H. Foster their heirs and assigns, forever.

And we do covenant with the said Jack N. Foster and wife, Betty H. Foster 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 as here-in above set out.

And we, Albert G. McGaw and wife, Dorothy N. McGaw do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jack N. Foster and wife, Betty H. Foster their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of September, 1959

Albert G. McGaw

Dorothy N. McGaw

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