K 2960

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TWENTY THOUSAND AND NO/100 ---------- ($20,000.00) ---------- DOLLARS

Cash in hand paid by T. C. Woollard and wife, Teresa A. Woollard, the receipt of which is hereby acknowledged, we,

BEN C. McGOWN, SR. AND WIFE, RUBY C. McGOWN

have bargained and sold, and by these presents do transfer and convey unto the said T. C. WOOLLARD AND WIFE, TERESA A. WOOLLARD 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. 276 on the Map of Sunset View Subdivision, Section IV, as of record in Book 2854, page 1, Register's Office for said County.

Said Lot No. 276 fronts 120 feet on the south west margin of McGavock Pike and extends back between parallel lines 320 feet to a dead line in the rear, measuring 120 feet thereon.

Being a part of the property conveyed to Ben C. McGown, Sr. by warranty deed from Herman McCallum, unmarried, as of record in Book 2811, page 410, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. C. Woollard and wife, Teresa A. Woollard their heirs and assigns, forever.

And we do covenant with the said T. C. Woollard and wife, Teresa A. Woollard 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.

And we, Ben C. McGown, Sr. and wife, Ruby C. McGown do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said T. C. Woollard and wife, Teresa A. Woollard their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of September, 19 59

Ben C. McGown Sr.

Ruby C. McGown

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