BK 3026



WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of EIGHT THOUSAND THREE HUNDRED AND NO/100---- ----------($8,300.00)---------- DOLLARS

Cash in hand paid by James E. McGinley and wife, Anne C. McGinley, the receipt of which is hereby acknowledged,

OZARK DEVELOPMENT COMPANY
A Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said James E. McGinley and wife, Anne C. McGinley, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 88 on the Map of Shelby Heights Subdivision, Section 1, Revised, as of record in Book 2330, Page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 50.0 feet on the easterly margin of South 13th Court and extends back 113 feet on the northerly line and 126.8 feet on the southerly line to a dead line, measuring 73.0 feet thereon.

Being a part of the property conveyed to Ozark Development Company by warranty deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, as of record in Book 2961, page 355, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines which 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 James E. McGinley and wife, Anne C. McGinley, their heirs and assigns, forever.

And it does covenant with the said James E. McGinley and wife, Anne C. McGinley, 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.

And Ozark Development Company does further covenant and bind itself, its successors heirs and representatives, to warrant and forever defend the title to the said land to the said James E. McGinley and wife, Anne C. McGinley, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, OZARK DEVELOPMENT COMPANY, A Corporation aforesaid has caused this instrument to be executed by its duly authorized officers this 18th day of Jan. 1960.

ATTEST: OZARK DEVELOPMENT COMPANY

Evelyn Strasser
Evelyn Strasser, Secretary

BY: W. L. Bainbridge, Jr.
W. L. Bainbridge, Jr., President

(Corporation Acting Without Seal)

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