WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and No/100 - *DOLLARS*

cash in hand paid by Joy R. Karr and other good and valuable considerations, the receipt of which is hereby acknowledged.

we, Homer McEwen & wife Ella Mai McEwen
have bargained and sold, and by these presents do transfer and convey unto the said
Joy R. Karr
her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Land in Davidson County, Tennessee, being the easterly part of Lot No. 29 on the Plan of Rosedale Subdivision, of record in Book 547, page 45, Register's Office for said County, and more particulary described according to a copy of a survey made by F. R. Sanford, Surveyor, March 14, 1945, described as follows:

Beginning at a point on the westerly margin of Caldwell Avenue, at the common corner of Lots 28 and 29; thence with the line between said lots westerly 134.5 feet to a point which is 1.5 feet easterly from a stake set in the line between said two lots; thence at right angles northerly 29 feet to a point; thence at right angles westerly 9 feet to a point; thence at right angles northerly 21 feet to a point in the line between Lots 29 and 30, which point is 9 feet west of a stake set in said line between said lots, thence easterly 137 feet to a stake in the westerly margin of Caldwell Avenue; thence with the westerly margin of the same southerly 50.3 feet to the point of beginning.

~~Being the same property conveyed to Homer McEwen and wife, Ella Mai McEwen by deed from John B. Price, Jr., et ux, of record in Book 2300, page 175 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 Joy R. Karr
her *heirs and assigns, forever.*

And we are *do covenant with the said* Joy R. Karr
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 a deed of trust executed by Paul Robert Fullerton & wife, to Ferriss C. Talley, Tr. dated August 2, 1951, in the original sum of $5,000.00, of record in book 2048, page 109, said Register's Office.

And we, Homer McEwen & wife Ella Mai McEwen
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joy R. Karr
her *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 2nd *day of* May, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Homer McEwen
Homer McEwen
Ella Mai McEwen
Ella Mai McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe H. Newson, *a Notary Public in and for said County and State,* Homer McEwen & wife Ella Mai McEwen

the within named bargainor s, *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* 2nd *day of* May, *19* 60

Joe H. Newson
Notary Public

Commission expires My Commission Expires May 20, 1963