BK 3074

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - ($10.00)- - - - - - - - - - - - - - - - -

- -Ten dollars cash and other good and valuable considerations - - - - DOLLARS

Cash in hand paid by Lloyd C. Morgan and wife, Audrey T. Morgan, receipt of which is hereby acknowledged,

We, E. M. McFarlin and wife, Audrey H. McFarlin have bargained and sold, and by these presents do transfer and convey unto the said Lloyd C. Morgan and wife, Audrey T. Morgan their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a part of Block No. 14 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extention of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows, to-wit:

Beginning on the westerly margin of 53rd Avenue, formerly 12th Street, at a point 220 feet south of the southerly margin of Nevada Avenue, thence with the westerly margin of 53rd Avenue, southwardly 50 feet to the northeast corner of the property conveyed to Clevis Baker and wife, by deed from Julius Parman et al, of redord in Book 1450, page 65, said Register's Office; thence with said Baker's northerly line westerly 137 feet, more or less, to the easterly margin of the right of way of a proposed spur track of the N. C. & St. L. Railway; thence with the said right of way, northwardly 50 feet; thence eastwardly 138 feet, more or less, to the beginning.

Being the same property conveyed to E. M. McFarlin and wife, Audrey H. Mc Farlin by deed from James W. Matthews and wife, Blanche Matthews, of record in Book 1780, page 577, Register's Office for said County.

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

And we do covenant with the said Lloyd C. Morgan and wife, Audrey T. Morgan 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, E. M. McFarlin and wife, Audrey H. McFarlin do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Lloyd C. Morgan and wife, Audrey T. Morgan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of June, 1960

E. M. McFarlin

Audrey H. McFarlin

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