BK 3097

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and no/100 - - - - -
- - - - *DOLLARS*
cash in hand paid by John Hows, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

We, Barney Hows and wife, Lucile Hows,
have bargained and sold, and by these presents do transfer and convey unto the said John E. Hows and wife, Marion C. Hows,
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A parcel of land in the 9th Civil District of said County on the northerly side of U. S. Highway No. 70 North, and being a portion of a two and one-sevenths acre tract conveyed to Barney Hows and wife, Lucile Hows by deed of H. C. Binkley and wife, Lillian Binkley as of record in Book 876, Page 493, Register's Office for said County.

Said parcel of land being more particularly described according to a survey by S. H. Hutchison dated May 30, 1960, as follows:

Beginning at an iron stake in the north margin of U. S. Highway #70N, same being the south east corner of the Barney Hows 2 1/7 acre tract and Bennett's south west corner. Thence with Bennett's line as follows: North 2° 15' west 51 feet to a stake with 2 persimmon pointers; North 55° west 215 feet to a stake, formerly a hickory; North 49° west 42.5 feet to a stake with an Elm pointer; thence leaving Bennett's line going South 10° east 280 feet to a small Black Walnut in the northerly margin of Highway; thence with the northerly margin of Highway as follows: North 66° east 115 feet to a stake; North 64° east 60 feet to the point of beginning, containing .76 of an acre, be the same more or less.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John E. Hows and wife, Marion C. Hows, their
heirs and assigns, forever.

And we *do covenant with the said* John E. Hows and wife, Marion C. Hows
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 unpaid taxes which are assumed by grantees.

And we, the said Barney Hows and wife, Lucile Hows,
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John E. Hows and wife, Marion C. Hows, their
heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our *hand* s *this* 12th *day of* June, *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.*

Barney Hows
Lucile Hows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. J. Stephens *a Notary Public in and for said County and State,* Barney Hows and wife, Lucile Hows,
the *within named bargainors, 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* 12th *day of* June, *19* 60. W. J. Stephens *Notary Public*

Commission expires Oct 28 1963

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