K 3177

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ $7000.00

Seven Thousand & No/100 ---------- DOLLARS

cash in hand paid by W. H. McGuire and wife, Elsie McGuire, hereinafter referred to as the Grantees, receipt of which is hereby acknowledged, I. J. E. Fox, a single man, hereinafter referred to as the Grantor,



have bargained and sold, and by these presents do transfer and convey unto the said

W. H. McGuire and wife, Elsie McGuire, 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 in the 14th Civil District, described as follows, to-wit:

Beginning at a stake four poles North of the branch below the old ice house, at a corner of the Shene-Porter tract; thence with its West boundary, S. 4 degrees West, 1,000 feet to an old marked black oak in Semores line, now Carrius line; thence with said line North 86 degrees W. 1230 feet to a point in a hollow beech pointer; thence with the meanders of said hollow N. 4 degrees, E. 200 feet; thence N. 17 degrees E. 150 feet thence N. 180 feet to the center of Bear Branch; thence N. 83 degrees E. 50 feet; thence N. 52 degrees, E. 50 feet; thence N. 25 degrees E. 165 feet; thence N. 55 degrees E. 100 feet; thence E. 50 feet; thence S. 65 degrees E. 150 feet; thence S. 68 degrees E. 100 feet; thence N. 65 degrees E. 375 feet; thence N. 80 degrees E. 312 feet to the beginning, containing 21 8/10 acres, more or less.

Included in the above description but excluded from this transaction between J. E. Fox and W. H. McGuire and wife, Elsie McGuire are three tracts of land, to-wit: one of .51 of an acre, more less conveyed to Louis A. Adcock and wife, Louise Pardue Adcock more particularly described in Book 1291, page 213, Register's Office for Davidson County, Tennessee; one conveyed to O.L. Berry and wife, Ethel Berry by deed from E.D. Pardue and wife, Vera Pardue containing 3.15 acres and more fully described in deed of record in Book 1198, page 416, said Register's Office; and another conveyed to J.B. Gore and wife Dorothy P.Gore, by deed from E.W.Pardue and wife, Vera Pardue containing .42 acres and more fully described in deed of record in Book 1850, page 227, said Register's Office. Being the same property conveyed to J. E. Fox by deed from E.D.Pardue and wife, Vera Pardue of record in Book 2698,Page 638,Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. H. McGuire and wife Elsie McGuire, their heirs and assigns, forever.

And I do covenant with the said W.H. McGuire and wife Elsie McGuire that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, J. E. Fox do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said W. H. McGuire and wife Elsie McGuire their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 10 day of January, 19 61

J E Fox

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Ona Alverson, a Notary Public in and for said County and State, the within named J. E. Fox, a single man

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal at White's Creek, Tennessee, this 10 day of January, 19 61

Expiration date Nov. 17, 1962

Ona Alverson
Notary Public

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