BK 3225

WARRANTY DEED

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

- - - - - - - - - - - - TEN AND NO/100 - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

Wescon Construction Company, a Tennessee Corporation, existing under the laws of the State of Tennessee,

has
/~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Bobby G. Dowdy and wife, Oneeta B. Dowdy, their

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 lot No. 5 on the Plan of McCarn Subdivision, as of record in book 2854, page 121, Register's Office for said County, and amended by instrument of record in book 3166, page 481, said Register's Office.
Said lot No. 5 fronts 60 feet on the westerly side of Washington Avenue and extends back 69 feet on the northerly line and 135 feet on the southerly line to a dead line, measuring 88.83 feet thereon.
Being part of the real property conveyed to Wescon Construction Company, a Tennessee corporation, by two deeds, one from James Lowery and wife, dated August 1, 1960, filed August 2, 1960, and recorded in book 3102, page 415, and the other from J. Haskell Tidman, Trustee, et al, dated August 1, 1960, filed August 2, 1960, and recorded in book 3102, page 441, said Register's office.

This conveyance is made subject to restrictions of record in book 3129, page 458, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along northerly and westerly lines of premises, anchor easement at northeast corner of premises and 30-foot building setback line from Washington Avenue, as shown on plan of record in book 2854, page 121, 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 Bobby G. Dowdy and wife, Oneeta B. Dowdy, their

heirs and assigns, forever.

And it does ~~xxx~~ *covenant with the said* Bobby G. Dowdy and wife, Oneeta B. Dowdy,

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.*, except for the 1961 State and County taxes, which have been pro-rated and assumed by the grantees herein, and the 1961 City taxes, which have been pro-rated and assumed by the grantees herein.

And Wescon Construction Company, a Tennessee Corporation

does
/~~do~~ *further covenant and bind* itself, its /successors and assigns ~~successors and assigns~~ *to warrant and forever defend the title to the said land to the said* Bobby G. Dowdy and wife, Oneeta B. Dowdy,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness ~~hand~~ *this* 23rd *day of* May, 1961, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WESCON CONSTRUCTION COMPANY

BY: William M. Weasely
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ..... 19 .

..... *Notary Public*

Commission expires .....

PG 601