K 3251

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ninety Five Hundred and No/100 - ($9500.00) - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Harry Leonard McGowan and wife, Geraldine L. McGowan, the receipt of which is hereby acknowledged,

AREA PROPERTIES COMPANY, INC.

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said Harry Leonard McGowan and wife, Geraldine L. McGowan,

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 Lot No. 26 on the plan of Cumberland Gardens Subdivision, Section III, as of record in Book 2854, page 146, Register's Office for said County.

Said Lot No. 26 fronts 60.0 feet on the west margin of 26th Avenue North, running back between parallel lines 125.0 feet to a dead line, on which it measures 60.0 feet.

Being the same property conveyed to Area Properties Company, Inc., by deed from Robert H. Crowell and wife, of record in Book 2926, page 363, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said Harry Leonard McGowan and wife, Geraldine L. McGowan, their heirs and assigns, forever.

And it does covenant with the said Harry Leonard McGowan and wife, Geraldine L. McGowan, 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 1961 taxes, which are to be paid by Seller.

And Area Properties Company, Inc. does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Harry Leonard McGowan and wife, Geraldine L. McGowan, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, AREA PROPERTIES COMPANY, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 5th day of July, 1961.

AREA PROPERTIES COMPANY, INC.

ATTEST:

By: Albert Morris (signature)
Albert G. Morris, Secretary

By: Carl B. Turner (signature)
Carl B. Turner, President

G 89