BK 3308

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the grantees J. D. Hood and wife, Livada Hood, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Robert Franklin McEwen and wife, Mary Ardella McEwen, to Don M. Powell, Trustee, of record in Book 2891, page 169, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

We, Robert Franklin McEwen and wife, Mary Ardella McEwen, have bargained and sold, and by these presents do transfer and convey unto the said J. D. Hood and wife, Livada Hood 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.510 of Block 25, on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 510 fronts 50 feet on the southerly side of Dakota Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Robert Franklin McEwen and wife, Mary Ardella McEwen, by deed from Wesley R. Sweeney and wife, Mary S. Sweeney, of record in Book 2863, page 55, 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 J. D. Hood and wife, Livada Hood their heirs and assigns, forever.

And we, do covenant with the said J. D. Hood and wife, Livada Hood 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 as here in above set out.

And we, Robert Franklin McEwen and wife, Mary Ardella McEwen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. D. Hood and wife, Livada Hood their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of October, 1961

Robert Franklin McEwen

Mary Ardella McEwen

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