K 3311

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, receipt of which is hereby acknowledged,

I, Mrs. John F. (Margaret M. McGee) Higgins,

have bargained and sold, and by these presents do transfer and convey unto the said Willis W. Agee and wife, Mattie S. Agee, 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. 352 on the Plan of the Subdivision of Lot "A" on the Plan of Grandview Heights, of record in Book 161, page 169, Register's Office for said County.

Said Lot No. 352 fronts 50 feet on the easterly side of Kline Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the property devised to Mrs. John F. Higgins by will of C. J. McGee, deceased, dated December 15, 1925, probated January 6, 1926, and recorded in Will Book 43, page 26, County Court for said County, and conveyed to Mrs. John F. (Margaret M. McGee) Higgins by deed from Charles Douglas McGee and wife, dated August 25, 1961, filed September 21, 1961, and recorded in Book 3281, page 504, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willis W. Agee and wife, Mattie S. Agee, their

heirs and assigns, forever.

And I do covenant with the said Willis W. Agee and wife, Mattie S. Agee

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, Mrs. John F. (Margaret M. McGee) Higgins

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Willis W. Agee and wife, Mattie S. Agee, their

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

Witness my hand this 9th day of November 19 61

Mrs. John F. (Margaret M. McGee) Higgins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Mrs. John F. (Margaret M. McGee) Higgins

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

Witness my hand and official seal at office, this 9th day of November 19 61

Commission expires 2-5-63

[illegible]
Notary Public

69644

WARRANTY DEED

FROM Mrs. John F. (Margaret M. McGee) Higgins

TO Willis W. Agee et ux

KIMBROUGH-PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day
NOV A.D. 1961
at 3:33 o'clock 10b Page 358
Noted in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Title Company
Guaranteed
VILLE, TENN.

INTERNAL REVENUE 15 CENTS

G 289