BK 3315

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - - ($600.00) - - - - - - - -

Six Hundred and No/100 - DOLLARS
Cash in hand paid by Clarence H. Runnels and wife, L. Marie Runnels, the receipt of all of which is by us acknowledged;

We, Charles Douglas McDonald, Jessie Everette Mullins and Marjorie Fay Gray, being the surviving heirs at law of Hautie M. McDonald, have bargained and sold, and by these presents do transfer and convey unto the said Clarence H. Runnels and wife, L. Marie Runnels, their heirs and assigns. a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, November 29, 1961, as follows:

Beginning at the northeast corner of the property conveyed to C. H. Runnels, by deed of record in Book 2490, page 577, Register's Office for said County; thence north 63° 00', east 210 feet to an iron pin; thence south 22° 40', east 610 feet to an iron pin; thence south 63°, west 210 feet to an iron pin; thence north 22° 40', west 610 feet to the point of beginning.

Being part of the same property conveyed to R. D. McDonald and wife, Hautie M. McDonald, by deed from Robert W. Fulton and wife, of record in Book 638, page 128, Register's Office for Davidson County, Tennessee, and by deed from Mary D. Foster and husband, of record in Book 1046, page 142, Register's Office for said County. The said R. D. McDonald and wife, Hautie M. McDonald having since died.

To have and to hold the said tract or parcel of land, with the appurtenances. estate, title and interest thereto belonging to the said Clarence H. Runnels and wife, L. Marie Runnels, their heirs and assigns, forever.

And we do covenant with the said Clarence H. Runnels and wife, L. Marie Runnels, 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.

And we, Charles Douglas McDonald, Jessie Everette Mullins and Marjorie Fay Gray, as above, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence H. Runnels and wife, L. Marie Runnels, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this _____ day of _____, 19__

Marjorie Fay Gray
Marjorie Fay Gray.

Charles Douglas McDonald

Jessie Everette Mullins
Jessie Everette Mullins

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