BK 3339

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 all of which is hereby acknowledged,

I, Wesley Harris Mincy, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said James D. Young, Jr. and wife, Lillian E. Young, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 59 and the southerly triangular part of "Unnumbered" lot in A. M. Brown Subdivision, of record in Book 57, page 126, Register's Office for said County, described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, dated August 20, 1948, as follows:

Beginning at a point in the westerly margin of Foster Street, the southeast corner of Lot No. 59 on said Plan; thence with the margin of said Foster Street, northwardly 25.5 feet to a point, the northeast corner of said lot No. 59; thence north 61 deg. 30' west 93 feet to a point; thence north 75 deg. 30' west 89.5 feet to a point in the easterly margin of an alley; thence with the margin of said alley, southwardly 80 feet to a point, the southwest corner of said lot No. 59; thence eastwardly 150 feet to the point of beginning.

Being the same property conveyed to Mattie Elizabeth Mincy, by deed from Bettie Hagan, of record in Book 516, page 95, and by divorce decree of record in book 805, page 24, and by deed from James Young, Jr. and wife, of record in Book 1643, page 13, all of the Register's Office for Davidson County, Tennessee.

And being the same property devised to Wesley Harris Mincy, under the Will of Mattie Elizabeth Mincy, deceased, of record in Will Book 75, page 421, Office of the County Court Clerk 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 James D. Young, Jr. and wife, Lillian E. Young, their heirs and assigns, forever.

And I do covenant with the said James D. Young, Jr. and wife, Lillian E. Young, 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, the said grantor, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James D. Young, Jr. and wife, Lillian E. Young, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of January, 19 62

Witnesses to Mark:

Virginia R Hadley

John Stamey

His
Wesley Harris X Mincy
Mark

PG 443