K 3376

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $13,960.00 ----------

Thirteen Thousand, Nine Hundred Sixty and No/100 ---------- **DOLLARS**
Cash in hand paid by George W. McGrady and wife, Glenda J. McGrady, the receipt of which is hereby acknowledged,

ALVIN W. TERRELL & SON, INC.
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has ~~have~~ es **bargained and sold, and by these presents do/transfer and convey unto the said** George W. McGrady and wife, Glenda J. McGrady

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 8th Civil District of Davidson County, Tennessee, being Lot No. 739 on the Map of Charlotte Park, Section 12, as of record in Book 2900, pages 127 and 128, Register's Office for said County.

Said Lot No. 739 fronts 72.0 feet on the southwesterly side of Wilclay Drive and extends back 190.0 feet along a broken northwesterly line, and 176.5 feet on the southeasterly side, to a line in the rear on which it measures 31.2 feet.

Being the same property conveyed to Alvin W. Terrell & Son, Inc. by deed from Consolidated Developments, Inc. of record in Book 3317, page 159, Register's Office for Davidson County, Tennessee.

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 George W. McGrady and wife, Glenda J. McGrady their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** George W. McGrady and wife, Glenda J. McGrady **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 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And ALVIN W. TERRELL & SON, INC.
es successors
do/further covenant and bind itself, its ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** George W. McGrady and wife, Glenda J. McGrady
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS ~~WHEREOF~~ ALVIN W. TERRELL & SON, INC., a Corporation aforesaid has caused ~~Witness~~ ~~hand~~ ~~this~~ ~~day of~~ ~~19~~ instrument to be executed by its duly authorized officer on this 8th day of May, 1962.

ALVIN W. TERRELL & SON, INC.

BY: Alvin W. Terrell
Alvin W. Terrell, President

G 629