K 3401

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($3,750.00)- - - - - - - - - - - - - - - - -
THREE THOUSAND SEVEN HUNDREL FIFTY AND NO/100- - - - - - - - DOLLARS
cash in hand paid by Thomas E. Hardy and wife, Geraldine C. Hardy, the receipt of which is hereby acknowledged,

We, Pauline McKay Myatt and husband, James E. Myatt,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas E. Hardy and wife, Geraldine C. Hardy, 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, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 13 on the unrecorded Map of John B. Cowden Subdivision No. 3 and described according to a copy of a survey thereof made November 16, 1946, by Norris H. Hickerson, Surveyor, as follows:
Beginning at a point in the southerly margin of John B. Street, at the common corner of Lots Nos. 12 and 13, being 100 feet southwest from the west margin of Cowden Street; thence with the line between Lots Nos. 12 and 13, South 26 degrees East 253.8 feet to a point; thence South 39 degrees West 100 feet to a corner of Lot No. 14; thence with the line between Lots 13 and 14, North 26 degrees West 253.8 feet to the margin of John B. Street; thence with the margin of the same, North 39 degrees East 100 feet to the point of beginning.
Being the same property conveyed to Jesse O. McKay and wife, Pauline McKay, by deed from J. B. Cowden, Trustee, as of record in Book 1452, page 51, said Register's Office, the said Jesse O. McKay having since died, and the said Pauline McKay having thereafter married James E. Myatt.

This conveyance is made subject to the restrictions of record in Book 1452, page 51, said Register's Office.

Taxes for 1962 have been pro-rated and are assumed by the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas E. Hardy and wife, Geraldine C. Hardy, their heirs and assigns, forever.

And we do covenant with the said Thomas E. Hardy and wife, Geraldine C. Hardy, 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, Pauline McKay Myatt and husband, James E. Myatt, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas E. Hardy and wife, Geraldine C. Hardy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of June 19 62

Pauline McKay Myatt
James E Myatt

G 507