K 3407

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of One ($1.00) and no/100 DOLLARS cash in hand, and other valuable considerations, paid by Margaret Deborah Butterworth the r eceipt of which is hereby acknowledged, I John H. Butterworth, with the intention by this instrument to divest myself and convey to my daughter, Margaret Deborah Butterworth, a fractional interest in the property subject to this conveyance, equivalent to $2000.00 have bargained and sold, and by these presents do transfer and convey unto the said Margaret Deborah Butterworth her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at a point in the west margin of Lickton Pike, being the southeast corner of land belonging to R. B. Ingram; thence in a westerly direction with Ingram Land 198 feet to a point in the easterly margin of land belonging to T. P. McCord; thence in a Southwesterly direction with McCord's easterly line 152 feet to a point in the north margin of land belonging to T. P. McCord; thence in an easterly direction with McCord's north line 218 feet to a point in the west margin of Lickton pike; thence northerly with the west margin of Lickton Pike 102 feet to the point of beginning, containing about 1/2 acre, more or less, and being a part of the same property conveyed to Thomas Porter McCord and wife, Grace D. McCord by deed from C. J. Greer and wife, of record in Book No. 1097, page 218, Register's Office 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 Margaret Deborah Butterworth her heirs and assigns, forever.

And I do covenant with the said Margaret Deborah Butterworth 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 except for a note payable at the rate of $50.00 per month, with 6% interest, and said note secured by deed of trust recorded in Book No. 2459, page 271, R.O.D.C.

And I, John H. Butterworth do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Margaret Deborah Butterworth her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31st day of July, 1962

John H. Butterworth

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