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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ ----------$10.00----------
----------Ten and no/100----------DOLLARS

and other good and valuable considerations, cash in hand paid by Clarence C. McDowell and wife, Helen L. McDowell, the receipt of which is hereby acknowledged, and in further consideration of the said Clarence C. McDowell and wife, Helen L. McDowell, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by George W. Kirk and wife, Theresa R. Kirk, to Herschel Green, Trustee, of record in Book 2674, page 11, said Register's Office, to secure a Guaranty Mortgage Company of Nashville, the payment of one note in the original principal amount of $19,000.00.
Said Deed of trust was assigned to the Prudential Life Insurance Company of America, by instrument of record in Book 2941, page 63, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 931, page 53; Book 1754, page 186, and Book 1939, page 539, Register's Office for Davidson County, Tennessee.

We, George W. Kirk and wife, Theresa R. Kirk
have bargained and sold, and by these presents do transfer and convey unto the said Clarence C. McDowell and wife, Helen L. McDowell
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Oak Hill Valley, as of record in Book 1455, pages 15 and 16, Register's Office for said County.
Said Lot No. 61 fronts 200 feet on the northerly side of Robertson Academy Road and runs back of even thickness on the westerly line, and 252.66 feet on the easterly line, to a rear line as the plan, on which it measures 221.84 feet.
Being the same property conveyed to George W. Kirk and wife, Theresa R. Kirk, by deed from Mary Lyles McClearen and husband, Richard I. McClearen, of record in Book 2284, page 417, 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 Clarence C. McDowell and wife, Helen L. McDowell their heirs and assigns, forever.
And we do covenant with the said Clarence C. McDowell and wife, Helen L. McDowell 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, with exception of the 1962 Taxes which are prorated and assumed by the Grantees herein.
And we, George W. Kirk and wife, Theresa R. Kirk 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 C. McDowell and wife, Helen L. McDowell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of August, 19 62

George W. Kirk — Theresa R. Kirk

STATE OF ~~TENNESSEE~~ Massachusetts
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named George W. Kirk and wife, Theresa R. Kirk
the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Boston, ~~TENNESSEE~~, this 9th day of August, 19 62.

Commission expires Notary Public

TENNESSEE TITLE COMPANY

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