K 3429

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, receipt of which is hereby acknowledged including the assumption by the grantees of the outstanding balance described and secured by that Deed of Trust dated February 5, 1959, made by Ethel Capps Long to Donna Dailey, Trustee, recorded in Book 2894, page 379, R.O.D.C.Tenn. We, DAN S. GOWIN, and wife, EVELYN GOWIN have bargained and sold, and by these presents do transfer and convey unto the said ROBERT A. BROADRICK, and wife, NELLIE BROADRICK heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A lot or parcel of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northerly part of lot No.12 on the map of John B. Cowden's Second Subdivision of a 49-acre tract not of record described according to a survey made by Pete Meyer, Surveyor, February 18, 1946, as follows:

BEGINNING at a point in the westerly margin of an unnamed street, 290 feet, more or less, southerly from the intersection of said westerly margin of an unnamed street and the southerly margin of Charlotte Pike being also the southeast corner of an alley on said plan; thence with the westerly margin of said unnamed street south 28 deg. east 109 feet to a point; thence southwestwardly 50 feet, more or less, to a point in the eastern boundary line of lot No. 11 on said plan; thence with the line between said lots No.11 and 12, northwardly 110 feet to a point in the southerly margin of said alley; thence with the southerly margin of said alley, eastwardly 50 feet to the beginning.

BEING the same property conveyed to the sole and separate use of Ethel Capps Long by deed of record in Book 2340, page 316, said Register's Office, the said Ethel Capps Long having died testate in Davidson County, Tennessee, on December 7, 1960, and being a part of the real property inherited by Dan S. Gowin by Will of Ethel Capps Long of record in Will Book 74, page 1, Davidson County Court Clerk's Office

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT A. BROADRICK, and wife, NELLIE BROADRICK their heirs and assigns, forever.

And we do covenant with the said ROBERT A. BROADRICK, and wife, NELLIE BROADRICK 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. except as above stated

And We, DAN S. GOWIN, and wife, EVELYN GOWIN do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ROBERT A. BROADRICK, and wife, NELLIE BROADRICK heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10 day of FEBRUARY, 1961

Dan S. Gowin

Evelyn Gowin

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