BK 3430

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and No/100 - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by C. J. Green and other good and valuaole consideration the receipt of which is hereby acknowledged.

we, Homer McEwen & wife Ella Mai McEwen *have bargained and sold, and by these presents do transfer and convey unto the said* C. J. Green, an unmarried man

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the westerly 106 feet of Lots Nos. 87 and 88 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said parts of Lots Nos. 87 and 88 front together 122.4 feet on the easterly side of south 17th Street and extend back between lines 106 feet on the southerly line with the northerly margin of Lillian Avenue and 106 feet on the northerly line with the southerly margin of an alley to a dead line, measuring 122.6 feet, more or less, thereon.

Being the same property conveyed to Homer McEwen and wife, Ella Mai McEwen, by deed from H. G. Aldred, Substitute Trustee, of record in Book 3369, page 594, 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 C. J. Green

his *heirs and assigns, forever.*

And we *do covenant with the said* C. J. Green

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 a Deed of Trust executed by Homer McEwen and wife, Ella Mai McEwen, to Charlie Nelson, Jr. Trustee, of record in Book 3443, page 125, said Register's Office, to secure Home Federal Savings and Loan Assocation the principal sum of $7850.00.

And we, Homer McEwen & wife Ella Mai McEwen

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. J. Green

his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands *this* 23rd *day of* August *, 19*62 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Homer McEwen
Homer McEwen

Ella Mai McEwen
Ella Mai McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe V. Newsom *, a Notary Public in and for said County and State,* Homer McEwen & wife Ella Mai McEwen

the within named bargainor , 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 Nashville *Tennessee,*

this 23rd *day of* August *, 19*62

Commission expires My Commission Expires May 20, 1963

Joe V. Newsom *Notary Public*

STATE AT LARGE

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