BK 3431

WARRANTY DEED

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

cash in hand paid by Nelle Cox Bernard, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, S. G. Ewing, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said Nelle Cox Bernard, her

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

Being in the 9th Civil District of said County and State, being part of lot No. 2 on the Plan of the Racy Hows Lands, as of record in book 21, page 137, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, August 18, 1962, as follows:
Beginning on the southwesterly margin of U. S. Highway No. 70-S, at an iron pin which is 1322 feet northwest of the east boundary line of said lot No. 2; thence south 33° west 1500 feet to an iron pin; thence north 88° 15' west 160 feet to a corner post; thence north 74° west 85 feet to an iron pin; thence north 33° east 1612 feet to an iron pin in the southwesterly margin of said U. S. Highway No. 70-S; thence with same south 57° east 210 feet to the beginning, containing 7.5 acres, more or less. Said property was devised to S. G. Ewing by will of Edna Hows Ewing, deceased, of record in Will Book 73, page 68, County Court for said County.

This conveyance is made subject to a 20-foot right-of-way easement along the rear line of premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nelle Cox Bernard, her

heirs and assigns, forever.

And I *do covenant with the said* Nelle Cox Bernard,

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.*

And I, S. G. Ewing,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Nelle Cox Bernard, her

heirs and assigns against the lawful claims of all persons, whomsoever. Witness my *hand this* 27th *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.*

S G Ewing

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Irene Grimes, *a Notary Public in and for said County and State,* S. G. Ewing,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 19 62.

Irene Grimes *Notary Public*

Commission expires July 20, 1965

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