K 3432

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, O. A. McDaniel, Jr., and wife, Mary G. McDaniel,

have bargained and sold, and by these presents do transfer and convey unto the said Willard M. Short and wife, Myrna H. Short, their

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 lot No. 3 on the Plan of Bell Knob, as of record in book 2854, page 116, Register's Office for said County.
Said lot No. 3 fronts 118.2 feet on the easterly side of Lawing Drive and extends back 330 feet on the northerly line and 371.6 feet on the southerly line to a dead line, measuring 120 feet thereon.
Being the same property conveyed to O. A. McDaniel, Jr., and wife, Mary G. McDaniel, by deed from Union Trust Company, of record in book _____, page _____, said Register's Office.

This conveyance is made subject to restrictions of record in book 3127, page 43, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the easterly line of premises, easement for natural gas line across rear of premises, 10-foot easement for drainage across premises, 100-foot building setback line from Lawing Drive, and conditions of owners certificate, as shown on plan of record in book 2854, page 116, Register's Office for Davidson County, Tennessee, and an easement in the cause of Tennessee Natural Gas Lines, Inc., vs. Mattie E. Cayce, et al, Rule No. 38342, of record in Minute Book 100, page 315, 1st. Circuit Court at Nashville, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willard M. Short and wife, Myrna H. Short, their

heirs and assigns, forever.

And we *do covenant with the said* Willard M. Short and wife, Myrna H. Short

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 for the 1962 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, O. A. McDaniel, Jr. and wife, Mary G. McDaniel,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Willard M. Short and wife, Myrna H. Short,

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

Witness our *hands this* 20th *day of* August, *1962.* ~~xxxx~~

~~corporate seal of corporation executing same attested by the signatures of its authorized officers on said day and date.xx~~

O. A. McDaniel Jr.

Mary G. McDaniel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* O. A. McDaniel, Jr., and Mary G. McDaniel

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* 20th *day of* August, *1962.*

Hugh J. Bradley, *Notary Public*

Commission expires April 23, 1963.

G 69