K 3433

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, McEwell Corporation, a Tennessee corporation, has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said Albert O. Denton and wife, Eva Earl Denton, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Tenth Civil District: situated in the town of Goodlettsville, Tennessee, located on the west side of an alley rear of a block of buildings. Said alley runs from West Cedar Street to Moncrief Avenue. Said property herein conveyed is bounded on the north by Moncrief Avenue and C. W. Sears; on the east by said alley; on south by Rosie Mosely; on the west by C. W. Sears, more particularly described as follows: BEGINNING at a point on the west margin of said alley west of Myers & Son Store and Rosie Mosely's northeast corner, running west with her north boundary line 86 feet more or less to an iron stake in C. W. Sears' line; thence north with Sears' line 42 feet; thence east with Sears' line 30-1/2 feet; thence north with Sears' line 150 feet more or less to Moncrief Avenue; thence east with south margin of Moncrief Avenue 10 feet or more to said alley; thence south with west margin of said alley 190 feet to the beginning.

Being the same property conveyed to Edd B. Young and wife, Elizabeth W. Young from J. B. Mathes as of record in Book 1315, page 101, Register's Office of said County; and being the same property conveyed to McEwell Corporation by deed from Edd B. Young and wife, Elizabeth W. Young, as of record in Book 1849, page 245, said Register'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 Albert O. Denton and wife, Era Earl Denton, their heirs and assigns, forever.

And McEwell Corporation / does ~~do~~ covenant with the said Albert O. Denton and wife, Eva Earl Denton that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And McEwell Corporation does ~~do~~ further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Albert O. Denton and wife, Eva Earl Denton, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, McEwell Corporation has caused this instrument to be executed by its duly authorized officers, this 10th day of September, 1962.

ATTEST: Glenn G. Garrett
SECRETARY

McEWELL CORPORATION
BY: Robert E. Harwell
PRESIDENT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainer, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office, this _____ day of _____, 19__

Commission expires _____

_____
Notary Public