K 3437

WARRANTY DEED

For and in consideration of the sum of TEN----------
----------($10.00)----------*DOLLARS,*
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, McCoy Company, a Tennessee Corporation,

has *have/bargained and sold, and by these presents do transfer and convey unto the said* Southern Leather Co. of Nashville, a Tennessee Corporation, its/ successors and assigns ~~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. 78 and the northerly part of lot No. 79 on the plan of O.Ewing's Addition, as of record in book 21, page 120, Register's Office for said County, described together as follows: Beginning at the southwest corner of Ewing Avenue and Middleton, formerly Railroad or Fern, Street; thence with the westerly margin of Ewing Avenue, southwardly 84 feet, more or less, to the northeast corner of the property conveyed to Ed. Green by deed from Elnora Sevier Green, of record in book 2200, page 533, said Register's Office; thence with the northerly line of said Green property, westwardly 150 feet to the easterly margin of an alley; thence with said alley, northwardly 84 feet, more or less, to the southerly margin of Middleton Street; thence with said Street eastwardly 150 feet to the beginning.
Being the same real property conveyed to McCoy Company, a Tennessee corporation, by two deeds, one from F. M. Millsaps and wife, dated April 5, 1955, filed April 5, 1955, and recorded in book 2394, page 83, and the other one from Ruby Neworth Lowenstein, et al, dated May 31, 1955, filed June 6, 1955, and recorded in book 2435, page 271, 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 Southern Leather Co. of Nashville, a Tennessee Corporation, its successors and assigns ~~heirs and assigns~~, *forever.*

And it does/ *covenant with the said* Southern Leather Co. of Nashville, a Tennessee Corporation *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,* except as to taxes for the year 1962 which have been pro-rated and assumed by the purchaser.

And McCoy Company, a Tennessee Corporation, does h/s/further covenant and bind itself, its/ successors and assigns ~~heirs, executors, administrators~~, *to warrant and forever defend the title to the said land to the said* Southern Leather Co. of Nashville, a Tennessee corporation, its successors ~~heirs~~ *and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 12th *day of* October, *19* 62, *the corporate party,* ~~it~~, *having caused its name to be signed hereto by its duly authorized officers on said day and date.*

McCOY COMPANY

BY: Frank I. McCoy Jr.
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

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

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

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