K 3459

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ---TEN & No/100THS--($10.00)

DOLLARS

AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

McDOWELL REAL ESTATE CORP.,

HAS bargained and sold, and by these presents do transfer and convey unto the said JAMES R. SWEENEY, SR. AND WIFE, ZILPHA S. SWEENEY,

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

LOT No. 81 ON THE PLAN OF McMURRAY WOODS, SECTION 3, AS OF RECORD IN BOOK 3300, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING ON THE NORTHERLY MARGIN OF WOODETT ROAD, AT THE CORNER OF LOTS NOS. 80 AND 81; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHERLY 131.2 FEET TO THE CORNER OF LOTS NOS. 79, 80 AND 81; THENCE WITH THE LINE BETWEEN LOTS NOS. 79 AND 81, WESTERLY 155 FEET TO THE EASTERLY MARGIN OF RHETT DRIVE; THENCE WITH THE SAME, SOUTHERLY 115.61 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, HAVING A RADIUS OF 25 FEET, SOUTHEASTERLY 39.71 FEET TO THE NORTHERLY MARGIN OF WOODETT ROAD; THENCE WITH THE SAME, EASTERLY 133.72 FEET TO THE BEGINNING.

BEING PART OF THE REAL PROPERTY CONVEYED TO McDOWELL-YOUNG REALTY CORPORATION, NOW McDOWELL REAL ESTATE CORP., BY DEED FROM W. H. McMURRAY, DATED MARCH 9, 1959, FILED MARCH 9, 1959, AND RECORDED IN BOOK 2880, PAGE 17, 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 JAMES R. SWEENEY, SR. AND WIFE, ZILPHA S. SWEENEY THEIR heirs and assigns, forever.

And IT DOES covenant with the said JAMES R. SWEENEY, SR. AND WIFE, ZILPHA S. SWEENEY, 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 THE SAID McDOWELL REAL ESTATE CORP. DOES further covenant and bind ITSELF, ITS SUCCESSORS and representatives, to warrant and forever defend the title to the said land to the said JAMES R. SWEENEY, SR. AND WIFE, ZILPHA S. SWEENEY, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 20th day of OCTOBER, 1962

ATTEST:

Clinton H. McDonnell
SECRETARY

McDOWELL REAL ESTATE CORP.

BY: Gordon Ponder
PRESIDENT

G 169