K 3499

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

--------One and no/100----($1.00)---------- DOLLARS

cash in hand paid by Jess E. Harris and wife, Grace Harris, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Richard Neil McGee and wife, Myrna E. McGee,

have bargained and sold, and by these presents do transfer and convey unto the said Jess E. Harris and wife, Grace Harris their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot No. 10 on the unrecorded map showing subdivision of part of the Marshall Waters land, described according to a survey made by Erle Drake, County Surveyor, April 14 and 15, 1936, as follows:

Beginning in the center of Ewing Creek Road, at the northwest corner of the property conveyed to D. E. Rawls and wife, by deed from Samuel W. Ferguson and wife, of record in Book 1272, page 634, Register's Office for said County, being the corner of Lots Nos. 9 and 10; thence with the line between said two lots, south 5 deg. west 490 feet to the northerly line of Lot No. 12; thence with the line between lots Nos. 10 and 12, north 89 deg. 30' west 100 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, north 5½ deg. east 470 feet to the center of Ewing Creek Road; thence with the center of said Road, north 78½ deg. east 100 feet to the beginning, containing 1.07 acres, more or less.

Being the same property conveyed to Richard Neil McGee and wife, Myrna E. McGee, by deed from William R. McGee and wife, Emma Kathryn McGee, of record in Book 3371, page 337, R. O. D. C.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jess E. Harris and wife, Grace Harris their heirs and assigns, forever.

And we do covenant with the said Jess E. Harris and wife, Grace Harris 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 as of record

And we, Richard Neil McGee and wife, Myrna E. McGee do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jess E. Harris, and wife, Grace Harris, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11 day of January, 1963

Richard N. McGee

Myrna E. McGee

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