K 3503

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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,

the receipt of all of which is hereby acknowledged,

I, W. A. Scott, Jr.
have bargained and sold, and by these presents do transfer and convey unto the said
Mary Frances Scott
her heirs and assigns, all of my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being lot No. 42 of Section 3, McGaughey Heights, as of record in Book 1835, page 120, Register's Office for said County. Said Lot No. 42 fronts 82.9 feet on the southerly side of Littonwood Drive and extends back 200 feet on the westerly line and 203.5 feet on the easterly line to a dead line, measuring 115.3 feet thereon.
Being the same property conveyed to W. A. Scott, Jr. and wife Mary Frances Scott by deed from Isaac W. Wright and wife Julie Nixon Wright, of record in book 2598, page 473, R.O.D.C. Tennessee.

This conveyance subject to ten-foot easement for public utilities along southerly and easterly lines of premises, 75-foot building setback line from Littonwood Drive as shown on Plan in Book 1835, page 120, R.O.D.C. Tennessee, also restrictive covenants of record in book 2044, page 310, 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 Mary Frances Scott
her heirs and assigns, forever.

And I do covenant with the said Mary Frances Scott
that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, W. A. Scott, Jr.
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Frances Scott
her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of January 1963

W. A. Scott Jr.

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