K 3529

Co. $ 7.60

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

One and No/100 ---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged.

We, George S. Koonce and wife, Gladys G. Koonce

have bargained and sold, and by these presents do transfer and convey unto the said Joe K. Fitzpatrick and wife Dorothy G. Fitzpatrick

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

Land in Davidson County, Tennessee, being Lot No. 9 on the map of the R. K. Drake et al Subdivision at Goodlettsville, on Two-Mile Pike, and described according to a copy of a survey by J. H. Scott, Surveyor, March 23, 1948, as follows:

Beginning at a point in the easterly margin of Two-Mile Pike, at the common corner of Lots Nos. 9 and 10, said point being 75 feet north of the north margin of a 50 foot unnamed street leading from Two-Mile Pike, to the L. & N. Railroad underpass; thence with the line between said lots easterly 247 feet to a point in the westerly margin of the L. & N. Railroad right-of-way; thence with the margin of said right-of-way northerly 75 feet to the common corner of Lots 8 and 9; thence with the line between said lots westerly 256 feet to the easterly margin of said Two-Mile-Pike; thence with the margin of the same southerly 75 feet to the beginning.

Being the same property conveyed to George S. Koonce and wife, Gladys G. Koonce by deed from Joe Fitzpatrick and wife, Alma L. Fitzpatrick of record in Book 3828, page 403, R.O.D., Tennessee.

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 Joe K. Fitzpatrick and wife, Dorothy G. Fitzpatrick their heirs and assigns, forever.

And we do covenant with the said Joe K. Fitzpatrick and wife, Dorothy G. Fitzpatrick 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.

And We, George S. Koonce and wife, Gladys G. Koonce do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe K. Fitzpatrick and wife, Dorothy G. Fitzpaterick, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of March 1963

George S. Koonce

Gladys G. Koonce

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