K 3534

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of -
TEN ($10.00) & 00/100 - DOLLARS
cash in hand paid by Irvin B. Gwinn, Jr., and wife, Irene D. Gwinn, and other good and valuable considerations, the receipt of which is hereby acknowledged,

J. B. Downey and Sons, Inc., a Tennessee Corporation, has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said Irvin B. Gwinn, Jr., and wife, Irene D. Gwinn, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING Lot No. 161 on the Plan of West Meade Hills, Section 6, as of record in Book 3106, page 138, Register's Office for said County.

SAID Lot No. 161 fronts 75.1 feet on the westerly terminus of Sussex Drive and runs back between lines 271.58 feet on the northerly line and 158.21 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 336.6 feet thereon.

BEING the same property conveyed to J. B. Downey & Sons, Inc., by deed from Davidson Road Corporation, of record in Book 3503, page 243, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Irvin B. Gwinn, Jr., and wife, Irene D. Gwinn, their heirs and assigns, forever.

And it does ~~&~~ covenant with the said Irvin B. Gwinn, Jr., and wife, Irene D. Gwinn 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 it, the said J. B. Downey & Sons, Inc., a Tennessee Corporation do further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Irvin B. Gwinn, Jr., and wife, Irene D. Gwinn, their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof J. B. Downey & Sons, Inc., a Tennessee Corporation, has ~~its~~ ~~Witness~~ ~~hand~~ ~~seal~~ signed ~~&~~ caused this instrument to be executed by its duly authorized officers this the 18th day of April, 1963.

J. B. Downey and Sons, Inc.,

ATTEST: Miriam E. Downey, Inc.
Miriam E. Downey, Secretary

By: John B. Downey
John B. Downey, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 office, this _____ day of _____, 19____

Commission expires _____ _____ Notary Public

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