K 3536

WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------- TEN AND NO/100 ---------- *DOLLARS*

Cash paid by WILLIAM J. GRAHAM AND WIFE, RUTH P. GRAHAM, and other good and valuable considerations, the receipt of which is hereby acknowledged.

---------- MARGARET FERGUS, has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* WILLIAM J. GRAHAM AND WIFE, RUTH P. GRAHAM their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 9 on the Final Plat of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, as follows: Beginning on the northerly margin of Harding Place at the common corner of Lots Nos. 9 and 10; thence with the line between said two lots northwardly 350 feet to the southerly line of Lot No. 28; thence with the line between Lots Nos. 9 and 28, eastwardly 100 feet to the common corner of Lots Nos. 8 and 9; thence with the line between said two lots southwardly 350 feet to the northerly margin of Harding Place; thence with the northerly margin of Harding Place westwardly 100 feet to the point of beginning.

Being the same real property conveyed to J. L. Fergus, and wife, Margaret Fergus, by deed from A. A. Lillard and wife, dated October 14, 1949, filed October 27, 1949, and recorded in Book 1762, Page 485, Register's Office for said County, the said J. L. Fergus having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM J. GRAHAM AND WIFE, RUTH P. GRAHAM their *heirs and assigns, forever.*

And I *do covenant with the said* WILLIAM J. GRAHAM AND WIFE, RUTH P. GRAHAM *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.* except for 1963 taxes a lien not yet due and payable but taxes for 1963 have been pro-rated and assumed.

And MARGARET FERGUS, does ~~do~~ *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* WILLIAM J. GRAHAM AND WIFE, RUTH P. GRAHAM, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness MY *hand* on *this* 30th *day of* April, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margaret Fergus
Margaret Fergus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O. Kenneth Browning, *a Notary Public in and for said County and State,* Margaret Fergus, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,* this 30th *day of* April, *19* 63.

O. Kenneth Browning *Notary Public*

Commission expires 10/30/65

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