BK 3538

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of

Seven Thousand Nine Hundred Fifty ($7,950) and 00/100 ----- DOLLARS

cash in hand to me paid by John Pettus, the receipt of which is hereby acknowledged, I, Catherine Edyth Owen,

have bargained and sold, and by these presents do transfer and convey unto the said John Pettus, his 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 the north 20 feet of Lot No. 48 and the south 20 feet of Lot No. 49 on the Plan of Buchi's Subdivision of Lot No. 20 of McNairy Subdivision of record in Book 421, page 66, Register's Office for said County.

Said parts of said lots adjoin and front together 40 feet on the west side of 26th Avenue North and extend back between parallel lines, 153-1/3 feet to an alley.

Being the same property conveyed to Catherine Edyth Owen, to her sole and separate estate, by deed from R. O. Mallernee and wife, of record in Book 2691, page 12, 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 John Pettus, his heirs and assigns, forever.

And I do covenant with the said John Pettus 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 taxes for 1963, which have been prorated and assumed by purchaser.

And I, Catherine Edyth Owen, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said John Pettus, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of May 1963

Catherine Edyth Owen

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