BK 3576

WARRANTY DEED

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

Cash paid by S. BENJAMIN FOWLER and wife, ADELAIDE B. FOWLER, and other good and valuable considerations, the receipt of which is hereby acknowledged,

MADOLYN BIDWELL GLOVER

has bargained and sold, and by these presents do transfer and convey unto the said S. BENJAMIN FOWLER and wife, ADELAIDE B. FOWLER their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 18 of Block "L" on the Plan of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County, described as follows:

BEGINNING in the center of Woodlawn Avenue at the common corner of Lots Nos. 18 and 19 on said plan; thence with the center of said Avenue eastwardly 319 feet 5 inches to a point 7 feet 4 inches west on the southeasterly corner of the part of Lot No. 18 devised to William D. Haggard, Jr. and John Holman Haggard under Item No. 4 of the will of W. D. Haggard, deceased, of record in Will Book 56, page 352, County Court for said County; thence north 2° East 20.5 feet; thence north 50° 22' west 13.65 feet; thence north 11° 48' west 24.6 feet; thence north 3° 11' west 165.8 feet and north 1° 20' west 182.6 feet to a point in the line between Lots Nos. 17 and 18; thence with the line between said two lots westwardly 276 feet 9 inches to the common corner of Lots Nos. 17, 18, 19 and 20; thence with the line between Lots Nos. 18 and 19 southwardly 400 feet to the beginning.

Being the same real property conveyed to Madolyn Bidwell Glover by deed from William D. Haggard, Jr., dated September 21, 1953, filed September 21, 1953, and recorded in Book 2197, page 401, 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 S. BENJAMIN FOWLER and wife, ADELAIDE B. FOWLER their *heirs and assigns, forever.*

And I *do covenant with the said* S. BENJAMIN FOWLER and wife, ADELAIDE B. FOWLER *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 have been prorated and assumed.

And MADOLYN BIDWELL GLOVER, does *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* S. BENJAMIN FOWLER and wife, ADELAIDE B. FOWLER, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand* this 5th *day of* July, *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.*

Madolyn Bidwell Glover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. KENNETH BROWNING, *a Notary Public in and for said County and State,* MADOLYN BIDWELL GLOVER *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* 5th *day of* July, *19* 63.

O. Kenneth Browning *Notary Public*

Commission expires 10/30/65

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