BK 3576

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of --TEN & No/100THS--($10.00)
DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

McDOWELL REAL ESTATE CORP.,

HAS bargained and sold, and by these presents do transfer and convey unto the said JOHN FRANCIS SULLIVAN AND WIFE, MARJORIE ELAINE SULLIVAN, 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. 71 ON THE PLAN OF McMURRAY WOODS, SECTION 3, AS OF RECORD IN BOOK 3300, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING ON THE WESTERLY MARGIN OF ASHLEY DRIVE AT THE CORNER OF LOTS NOS. 71 AND 72; THENCE WITH SAID DRIVE, SOUTHWARDLY 147.10 FEET; THENCE SOUTH 87° 09' WEST 214.8 FEET TO THE COMMON CORNER OF LOTS NOS. 71,79 AND 80; THENCE WITH THE LINE BETWEEN LOT No. 71 AND LOTS NOS. 79 AND 78, NORTH 32° 20' WEST 131.15 FEET TO THE SOUTHEAST CORNER OF LOT No.77; THENCE WITH THE EASTERLY LINE OF SAID LOT No. 77, NORTH 2° 31' EAST 57.5 FEET TO THE CORNER OF LOTS NOS. 71 AND 72; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 284.5 FEET TO THE BEGINNING. BEIGN PART OF THE REAL PROPERTY CONVEYED TO McDOWELL-YOUNG REALTY CORPORATION; NOW McDOWELL REAL ESTATE CORP., BY DEED FROM W.H. McMURRAY AND WIFE, DATED MARCH 9, 1959, FILED MARCH 9,1959, AND RECORDED IN BOOK 2880, PAGE 17, 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 FRANCIS SULLIVAN AND WIFE, MARJORIE ELAINE SULLIVAN, THEIR heirs and assigns, forever.

And IT DOES covenant with the said JOHN FRANCIS SULLIVAN AND WIFE, MARJORIE ELAINE SULLIVAN that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And THE SAID McDOWELL REAL ESTATE CORP., DOES further covenant and bind ITSELF, ITS/ SUCCESSORS AND ASSIGNS, heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN FRANCIS SULLIVAN AND WIFE, MARJORIE ELAINE /SULLIVAN, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 5th day of JUNE, 1963

ATTEST:
Robert Tilden Donnell
SECRETARY

McDOWELL REAL ESTATE CORP.
BY: [signature]
PRESIDENT

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