K 3576

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100 ($10.00) - DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the love and affection we have for our son-in-law and daughter, we, Otto B. Quinn and wife, Elizabeth E. Quinn,

______ have bargained and sold, and by these presents do transfer and convey unto the said Clarence William Irvin and wife, Nellie Quinn Irvin, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th, formerly 18th, Civil District of Davidson County, Tennessee, being Lot No. 6 on the plan of the subdivision of the northerly part of Mrs. Lela Hagan's 29.13 acre tract in Maplewood, not of record, described according to a survey by W. B. Southgate, Surveyor, October 10, 1935, as follows:

Beginning in the center of Maplewood Lane at a point 768.2 feet west of the westerly margin of Hutson Avenue, said point being the corner of Lots Nos. 5 and 6; thence with the line between said two lots south 13° west 500 feet; thence north 87° west 220 feet; thence north 27° east 528 feet to the center of said Lane; thence with the center of said Lane, south 87° east 102.5 feet to the beginning.

Being the same property conveyed to Otto B. Quinn and wife, Elizabeth E. Quinn, by deed from H. B. Lawrence and wife, of record in Book 1726, page 332, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence William Irvin and wife, Nellie Quinn Irvin, their heirs and assigns, forever.

And we do covenant with the said Clarence William Irvin and wife, Nellie Quinn Irvin, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Otto B. Quinn and wife, Elizabeth E. Quinn, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence William Irvin and wife, Nellie Quinn Irvin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of July, 1963

______________________ Otto B. Quinn

______________________ Elizabeth E. Quinn

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