K 3615

WARRANTY DEED

For and in consideration of the sum of Five Thousand and No/100---------- ($5,000.00) ---------- *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

I, Mae H. Fowler *have bargained and sold, and by these presents do transfer and convey unto the said* Sam C. McCord, et ux, Maggie V. McCord, 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. 60 on the Map of Fairway View Subdivision, Section Two, as of record in Book 2900, page 100, Register's Office for said County.

Said lot No. 60 fronts 100 feet on the southwesterly side of Hurst Drive and extends back 287.65 feet on the northwesterly line and 289.2 feet on the southeasterly line, to a line in the rear on which it measures 100.1 feet.

Being the same property as conveyed to David H. Fowler or Mae H. Fowler, by Warranty Deed, from Bacoga, Inc., as of record in Book 3128, page 517, Register's Office for Davidson County, Tennessee.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sam C. McCord, et ux, Maggie V. McCord, their *heirs and assigns, forever.*

And I *do covenant with the said* Sam C. McCord, et ux, Maggie V. McCord *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.*

And I, Mae H. Fowler *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Sam C. McCord, et ux, Maggie V. McCord, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand this* 26 *day of* Feb. *, 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.*

Mae H Fowler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, B B Wells *, a Notary Public in and for said County and State,* Mae H. Fowler

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 Old Hickory *Tennessee, this* 26 *day of* Feb. *, 19* 63.

B B Wells *Notary Public*

Commission expires 2-12-66

G 461