K 3641

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars
and ---------- no/100 *DOLLARS*

cash in hand paid to me by Marie Eberhart (my wife) and other good and valuable considerations the receipt of which is hereby acknowledged.

I, Horace F. Eberhart *have bargained and sold, and by these presents do transfer and convey unto the said* Marie Eberhart *heirs and assigns, a certain* ½ undivided interest in a *tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being the southerly 50 feet of Lot No. 10 and the northerly 50 feet of Lot No. 9 on the Map of Myatt and Eagan's Subdivision of Tracts 2 and 3 of Anderson Estates, a plan of which is of record in Book 1130, page 37, Register's Office for said County, the land in question being a part of Tract 2 of said Anderson Estates, said Myatt and Eagan Subdivision not being of record, and described according to a copy of a survey by Harvel Gee, Surveyor, May 20, 1946, as follows:

BEGINNING at a point in the easterly margin of Myatt Drive, 50 feet south of the common corner of Lots Nos. 10 and 11; thence eastwardly, parallel to the line between said two lots, 210 feet to a point; thence southwardly 100 feet to a point; thence westwardly 210 feet to the easterly margin of Myatt Drive; thence with the margin of the same, northwardly 100 feet to the beginning.

Being the same property conveyed to Horace F. Eberhart by deed from L. L. Cuff, et ux of record in Book 1758, page 337, said Register's Office
THIS CONVEYANCE IS MADE IN ACCORDANCE WITH T.C.A. 64-110.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marie Eberhart his *heirs and assigns, forever.*

And I *do covenant with the said* Marie Eberhart *that* I have *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Horace F. Eberhart *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Marie Eberhart her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand* ____ *this* 7th *day of* October, *1963, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Horace F. Eberhart

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ann Williams, *a Notary Public in and for said County and State,* Horace F. Eberhart

the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, *Tennessee, this* 7 *day of* October *1963.*

Ann Williams *Notary Public*

NOTARY PUBLIC DAVIDSON

Commission expires October 31, 1965

G 185