BK 3647

WARRANTY DEED

For and in consideration of the sum of Ten & No/100 ($10.00)

DOLLARS

Cash in hand paid by Robert A. McDowell, Sr. and Wife, Marilyn P. McDowell and other good and valuable considerations the receipt of which is hereby acknowledged, McDowell & McDowell, a Partnership composed of Roscoe B. McDowell, Sr., Robert A. McDowell, Sr. and Charles W. McDowell, Sr.

have bargained and sold, and by these presents do transfer and convey unto the said Robert A. McDowell, Sr. and Wife, Marilyn P. McDowell

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 1 on the Plan of Curtiswood Estates, of record in book 2331, page 40, Register's Office for said County, described as follows:-
Said lot No. 1 is described as follows: Beginning on the easterly margin of Curtiswood Circle at the corner of lots 1 and 2; thence with the line between said lots Southeastwardly 225.3 feet; thence South 84° 30' East 346.2 feet to the westerly margin of Curtiswood Lane; thence with the westerly margin of said lane, North 18° 00' west 204.4 feet to a concrete monument, the beginning of a curve; thence around said curve with a radius of 25 feet in northwestwardly direction 28.1 feet to another concrete monument in the southerly margin of Curtiswood Circle; thence with the southerly margin of said Circle, westwardly 272.3 feet to a concrete monument in the beginning of a curve; thence around said curve in a southwesterly direction 207.3 feet to the corner of lots 1 and 2, the point of beginning.

Being the same property conveyed to McDowell & McDowell Contractors, a Partnership, by Deed from McDowell Development Corporation of Record in Book 2483, Page 415 of Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert A. McDowell, Sr. and Wife, Marilyn P. McDowell their *heirs and assigns, forever.*

And We *do covenant with the said* Robert A. McDowell, Sr. and Wife, Marilyn P. McDowell *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 *do further covenant and bind* Ourselves *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert A. McDowell, Sr. and Wife, Marilyn P. McDowell their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our hands *this* 12th *day of* November, *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.*

Charles W. McDowell, Sr.

McDowell & McDowell

Roscoe B. McDowell, Sr.

Robert A. McDowell, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles R. Honeycutt *a Notary Public in and for said County and State,* Roscoe B. McDowell, Sr., Charles W. McDowell, Sr. and Robert A. McDowell, Sr.

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

Witness my hand and official seal at Nashville *Tennessee, this* 12th *day of* November *19* 63

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires April 17, 1967

PG 355