K 3649

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - ($10.00) - - - - - - - -

Ten and No/100 - DOLLARS

Cash in hand paid by Margaret Virginia Bracey, and other good, valuable and syfficient considerations, the receipt of all of which is by us acknowledged;

We, George F. Hostettler, Jr., and wife, Martha Laura Hostettler,

have bargained and sold, and by these presents do transfer and convey unto the said Margaret Virginia Bracey, an unmarried woman,

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

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, October 28, 1963, as follows:

Beginning at the northeast corner of St. Lawrence Drive and Clarksville Highway; thence with the easterly margin of said Highway north 23° west 265 feet; thence north 49° east 268 feet; thence south 24° 15' east 175 feet; thence south 45° 30' west 67 feet; thence south 22° 30' east 90 feet to the northerly margin of said Drive; thence with same south 67° west 220 feet to the beginning.

Being part of the real property conveyed to George F. Hostettler and wife, Martha Laura Hostettler, by deed from Eileen Flynn Hostettler and husband, dated November 19, 1953, filed December 2, 1953, and recorded in Book 2241, page 83; to George F. Hostetler, Jr., and wife, Martha Hostetler, by deed from L. C. Cunniff and wife, dated March 19, 1954, filed January 7, 1955, and recorded in Book 2338, page 350; to George F. Hostettler, Jr., and wife, Martha L. Hostettler, by deed from James Russell Baxter and wife, dated August 21, 1957, filed September 16, 1957, and recorded in Book 2697, page 173, 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 ~~Margaret Virginia Bracey, an unmarried woman,~~ her heirs and assigns, forever.

And we do covenant with the said Margaret Virginia Bracey,

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 except for current taxes, which are pro-rated this date and assumed by the grantee herein.

And we, George F. Hostettler, Jr., and wife, Martha Laura Hostettler, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Margaret Virginia Bracey, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of November, 1963.

George F. Hostettler Jr.

Martha Laura Hostettler

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