BK 3679

WARRANTY DEED TTC 167877 REAU E. FOLK JR. FORM

For and in consideration of the sum of TEN * DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

B. ALLEN McSWINEY and wife, MARY G. McSWINEY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto AUDREY WILSON GOULDENER, for her sole and separate use,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 of Block 7 on the Map of Fairfax Place, as of record in Book 547, pages 133, 137 and 138, Register's Office for said County.

Said Lot No. 13 fronts 75 feet on the north side of Blair Boulevard and runs back between lines, 314.9 feet on the easterly line and 315.1 feet on the westerly line to the south line of Lot No. 25 on which it measures 75 feet.

Being the same property conveyed to B. Allen McSwiney and wife, Mary G. McSwiney, by deed from T. M. Grinnell and wife, as of record in Book 1389, page 14, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1333, page 32, said Register's Office.

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

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1964 Metro Taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 18th day of February, 1964

Mary G. McSwiney

B. Allen McSwiney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named B. Allen McSwiney and wife, Mary G. McSwiney, the bargainor(s), 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 the 18th day of February, 1964

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

14716

WARRANTY DEED

From
B. ALLEN McSWINEY and wife

To
AUDREY WILSON GOULDENER

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }

Received for record 20 day of FEB A.D. 1964 at 8:12 o'clock A.M.
Noted in Book 1578 Page 156
Recording Fee $ 2.00
Register
By Deputy Reg.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

PG 359