BK 3702

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $5,800.00

Five Thousand, Eight Hundred and No/100 DOLLARS

cash in hand paid by H. G. Wynn

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~we~~ I, Ethel Buist, a widow,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 in the Subdivision of the McGavock City Park lot, of record in Book 57, page 101, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the east side of Third Avenue North, formerly College Street, and runs back between parallel lines, along the northerly margin of Taylor Street, 137½ feet to an alley.

Being part of the property conveyed to W. E. Buist and wife, Ethel Buist, by deed from Mrs. Florence B. Gupton and husband, of record in Book 1339, page 188, said Register's Office, the said W. E. Buist having since died.

This deed is executed by Ethel Buist, by her lawful attorney-in-fact, W. E. Buist, Jr., pursuant to the power and authoriy vested in him by an instrument of record in Book 3339, Page 101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness ~~my~~ our hands this 6th day of February, 1964.

By: Ethel Buist by W. E. Buist, Jr. Attorney-in-fact

STATE TAX $ 8.70
PROBATE .50
TOTAL $ 9.20

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named W. E. Buist, Jr., to me known to be the person who executed the foregoing instrument in behalf of Ethel Buist and acknowledged that ~~he~~ executed the same as the free act and dead of said Ethel Buist.

MAR 5 1964
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of February, 1964.

My Commission expires February 1, 1965

A. M. Tenison Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM ETHEL BUIST

To H. G. WYNN

17395

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE

Received for record 5 day of MAR A.D. 1964 at 1:13 o'clock P M.
Noted in Book 1018 Page 248
Recorded in Book Page
Recording Fee $ 2.00
Felix J. Wilkinson Register

6 $5,800.00

BK 3702 PG 273