K 3704

WARRANTY DEED

For and in consideration of the sum of ($10.00) ---------- TEN AND NO/100 ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees the receipt of which is hereby acknowledged,

We, John Robert McQuigg and wife, Deira Finis McQuigg,

have bargained and sold, and by these presents do transfer and convey unto the said Joe Lawrence Heathcock and wife, Marcelle Heathcock, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being lot No. 317 on the Plan of Whispering Hills, Section II-B, of record in book 2331, page 155, Register's Office for said County.

Said lot No. 317 fronts 97 feet on the southerly side of Brewer Drive and runs back 495 feet on the easterly line and 520.4 feet on the westerly line to the boundary line of the property conveyed to Albert G. Morris, Trustee, of record in book 2961, page 312, said Register's Office, on which it measures 100.4 feet.

Being the same real property conveyed to John Robert McQuigg and wife, Deira Finis McQuigg, by deed from C. W. Leming and wife, of record in book 2807, page 365, said Register's Office.

This conveyance is made subject to restrictions of record in book 2604, page 1, Register's Office for Davidson County, Tennessee, and twenty-foot easement for public utilities along the rear line of premises, 35-foot building setback line from Brewer Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 155, 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 Joe Lawrence Heathcock and wife, Marcelle Heathcock, their *heirs and assigns, forever.*

And we *do covenant with the said* Joe Lawrence Heathcock and wife, Marcelle Heathcock *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 the 1964 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, John Robert McQuigg and wife, Deira Finis McQuigg *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joe Lawrence Heathcock and wife, Marcelle Heathcock, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 23rd *day of* March, 19 64.

John Robert McQuigg

Deira Finis McQuigg

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* John Robert McQuigg and Deira Finis McQuigg *the within named 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* 23rd *day of* March, 19 64.

NOTARY PUBLIC

Hugh J. Bradley *Notary Public*

Commission expires March 10, 1967.

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