3705

WARRANTY DEED

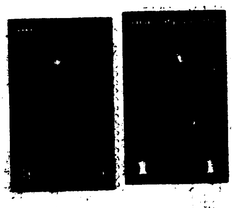
THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine Thousand, Eight Hundred & No/100 --- ---------- ($9,800.00) ---------- DOLLARS cash in hand paid by Mid-South Convalescent Hospitals & Nursing Homes, Inc., the receipt of which is hereby acknowledged, we, Josef Neumair and wife, Emma A. Neumair,

have bargained and sold, and by these presents do transfer and convey unto the said Mid-South Convalescent Hospitals & Nursing Homes, Inc., its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at a point in the northerly margin of Due West Avenue at an iron pin 100 feet west of an iron pin in C. G. Davis' southwest corner; thence North 2° 25' East 592.1 feet to a point in the back line of the said property; thence North 73° 34' East 11.2 feet to an iron pin; thence North 73° 34' East 94.4 feet to an iron pin; thence South 2° 25' 35" West 623.86 feet to an iron pin in the north margin of Due West Avenue; thence North 88° 42' 40" West 100 feet to the point of beginning.

Being the same property conveyed to Josef Neumair and wife, Emma Neumair, by deed from E. C. Chance and wife, Malinda E. Chance, of record in Book 3460, Page 48, 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 Mid-South Convalescent Hospitals & Nursing Homes, Inc., its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Mid-South Convalescent Hospitals & Nursing Homes, Inc., 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 by 1964 taxes which have been prorated and are assumed by Grantee.

And we, Josef Neumair and wife, Emma A. Neumair do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mid-South Convalescent Hospitals & Nursing Homes, Inc., its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of March, 1964

Joe Neumair

Emma F. Neumair

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