K 3761

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - Ten and No/100- - - - - - - - - - - -
- - - - - - - - - - ($10.00) - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

We, Ewing O. Harper, Jr. and wife, Lillian G. Harper

have bargained and sold, and by these presents do transfer and convey unto the said Bill M. Bowman and wife, Christine L. Bowman

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 a tract marked "Reserved for Future Development" on the Plan of Sunny Acres, Section Four, as of record in Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey by Wm. Collier Parrish Associates, Civil Engineers, dated March 7, 1961, as follows:

Beginning at a concrete monument in the northwesterly margin of Briley Parkway at the southwesterly corner of Lot No. 148 on said plan; thence with said margin of said Briley Parkway, South 35° 43' West 86.20 feet to a point; thence South 67° 29' West 124.10 feet; thence North 50° 18' west 255.80 feet, passing a witness pin at 237.7 feet, to a point on the southeasterly bank of the Cumberland River; thence with said bank of said river North 42° 13' East 180.19 feet to a point, the southwesterly corner of said Lot No. 148; thence with the line between said Lot No. 148 and the subject tract South 54° 17' East 307.20 feet to the point of the beginning and passing a witness monument at 12.0 feet.

Being part of the same property conveyed to Ewing O. Harper, Jr. by deed from Frederick H. Schultz and wife, of record in Book 2600, page 157 and by deed from Thomas K. Sanders and wife, of record in Book 2736, page 2, 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 Bill M. Bowman and wife, Christine L. Bowman their heirs and assigns, forever.

And we do covenant with the said Bill M. Bowman and wife, Christine L. Bowman 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.

And We, Ewing O. Harper, Jr. and wife, Lillian G. Harper do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bill M. Bowman and wife, Christine L. Bowman their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23rd day of April, 19 64

Ewing O. Harper, Jr.
Lillian G. Harper

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