BOOK 4118 PAGE 159

WARRANTY DEED

This Instrument Prepared By
R. Marshall, Attorney
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Bruce, Et Ux (NAME:)	John E. Bruce, Et Ux (NAME:)	Map 134-150
404 New Ezell Road (STREET ADDRESS OR ROUTE NUMBER)	404 New Ezell Road (STREET ADDRESS)	Parcel 2D-5285
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37217 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twelve Hundred Fifty and no/100 ($1250.00) Dollars---------- *DOLLARS*

cash in hand paid by John Elwood Bruce and wife, Pauline Perry Bruce, to Homer McEwen and wife, Ella Mai McEwen, the receipt of which is hereby acknowledged, we, Homer McEwen and wife, Ella Mai McEwen,

have bargained and sold, and by these presents do transfer and convey unto the said John Elwood Bruce and wife, Pauline Perry Bruce, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 2nd Civil District of Davidson County, Tennessee, being part of lot No. 1 on the plan of G. W. Proctor's Subdivision, not of record, described according to a survey made by George Watkins, Surveyor, March 17, 1967, as follows:

Beginning on the easterly margin of New Ezell Road at the northwest corner of lot No. 16 on the plan of Bowood Heights, as of record in Book 2331, Page 47, Register's Office for said County; thence south 86° 18' east 106.53 feet; thence north 1° 45' west 190.39 feet; thence north 2° 13' west 78.02 feet to the easterly margin of New Ezell Road; thence with the same, south 20° 29' west 279.05 feet to the beginning, containing .34 of an acre, more or less.

Being part of the real property conveyed to Homer McEwen by deed from Richard Marshall, Trustee, of record in Book 4108, Page 757, said Register's Office.

This conveyance is made subject to an easement for a telephone line of record in Book 1224, Page 260, R. O. D. C. Also subject to an easement granted to the City of Nashville of record in Book 2296, Page 216, R.O.D.C.

This is ~~unimproved~~ improved (X) property, known as 404 New Ezell Road (House Number) (Street) Nashville, Tennessee 37217 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Elwood Bruce and wife, Pauline Perry Bruce, their *heirs and assigns, forever.*

And we *do covenant with the said* John Elwood Bruce and wife, Pauline Perry Bruce *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, Homer McEwen and wife, Ella Mai McEwen, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Elwood Bruce and wife, Pauline Perry Bruce, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 6 *day of* April, *19* 67, ~~*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*~~

DOCUMENTARY TAX $1.65

Homer McEwen

Ella Mai McEwen

BOOK 4118 PAGE 160

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joe H. Newsom, a Notary Public in and for said County and State, Homer McEwen and wife, Ella Mai McEwen,

the within named bargainorS , 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 6 day of April, 1967.

Joe H. Newsom
Notary Public
STATE AT LARGE

Commission expires My Commission Expires May 7, 1967

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... of the....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE TAX $ 1.80
PROBATE 50
TOTAL $ 2.30

APR 6 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 6 1967

WARRANTY DEED

FROM
Homer McEwen, Et Ux

TO
John Elwood Bruce, Et Ux

66662

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 6 1 26 PM '67

NOTED BOOK 116 PAGE 187
RECORDING FEE $ 2.00
DEP. REG. C

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

R. Marshall, Attorney