67283

WARRANTY DEED

FROM

O. C. Staines et ux

TO

Major William McClain et ux

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave. North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day
of JUL A. 1949
at 2:31 o'clock P.M.
Noted in Book 70 Page 118
Recorded in Book ... Page ...
Recording Fee $1.50
FELIX Z. WILSON, Register
By ... Dpt. Reg.

For and in Consideration of the sum of Ten and no/100 - - - - - - - - - - - - - - - ($10.00) - DOLLARS cash in hand paid by Major William McClain and wife, Janie Elizabeth McClain, and other valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that grantees herein do assume and agree to pay the unpaid principal balance of a note secured by deed of trust executed by O. C. Staines and wife to Albert H. Thomas, Trustee, of record in book 1366, page 95, Register's Office for Davidson County, Tennessee, to secure to Nashville Trust Company the payment of a note for $3500.00, dated February 14, 1946 and payable in 180 monthly installments of $25.89 each, beginning on the 14th day of March 1946, which sum includes principal and interest at the rate of 4% per annum and continuing said payments up to and including February 14, 1961.

We, O. C. Staines and wife, Juanita M. Staines have bargained and sold, and by these presents do transfer and convey unto the said Major William McClain and wife, Janie Elizabeth McClain, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Block "D" on the plan of the subdivision of the Homestead Block of the Hermitage Addition, as of record in book 57, page 76, Register's Office for said County, being the westerly 45 feet of lot No. 3 on the plan of the subdivision of said Block "D", not of record, described as follows:
Beginning on the northerly margin of Fain Street, formerly Hermitage Avenue, at a point 100 feet east of the easterly margin of Decatur Avenue, said point being the corner of lots Nos. 2 and 3 on said unrecorded plan; thence with the line between said two lots, northwardly 150 feet to the southerly margin of an alley; thence with said alley, eastwardly 45 feet; thence southwardly and parallel with the line between said lots Nos. 2 and 3, 150 feet to the northerly margin of Fain Street; thence with said Street, westwardly 45 feet to the beginning.

Being the same property conveyed to O, C, Staines and wife, Juanita M. Staines, by deed from Harry McEwen and wife, of record in book 1371, page 115, said Register's Office.