K 2335

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twelve Thousand Three Hundred and No/100 ----------
----------($12,300.00)----------**DOLLARS**

Cash in hand paid by Horace W. Durrett and wife, Marjorie L. Durrett, the receipt of which is hereby acknowledged, we,

Lloyd Clay McClure and wife, Starlain Lamon McClure

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Horace W. Durrett and wife, Marjorie L. Durrett

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 Lot No. 18 of Block 9 on the Map of a resubdivision of part of Royal Oaks Subdivision as of record in book 547, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 100 feet on the northerly margin of Sunnybrook Drive and extends back between lines 198 feet and 1 inch on the westerly line and 198 feet and 5 inches on the easterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Lloyd Clay McClure and wife, Starlain Lamon McClure by warranty deed from Walter H. Fisher and wife, Maud Aileen Fisher. as of recori in book 1940, page 427, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 348, page 436, 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 Horace W. Durrett and wife, Marjorie L. Durrett _____ their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Horace W. Durrett and wife, Marjorie L. Durrett _____ **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, Lloyd Clay McClure and wife, Starlain Lamon McClure _____ **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Horace W. Durrett and wife, Marjorie L. Durrett _____ their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 21st **day of** November, 19 54

Lloyd Clay McClure

Starlain Lamon McClure

U.S. STAMP AFFIXED

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