K 2638

7950

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)

- - - - - TEN AND NO/100 - - - - - - - - DOLLARS

Cash in hand paid by B. T. McClelland and wife, Annie Hess McClelland, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, T. W. Street and wife, Beulah Mai Street,

have bargained and sold, and by these presents do transfer and convey unto the said B. T. McClelland and wife, Annie Hess McClelland, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 79 on the map of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for said County.

Said lot No. 79 fronts 60 feet on the northerly side of Wesley Avenue and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to T. W. Street and wife, Beulah Mai Street, by deed from John L. Moore and wife, Nell Robbins Moore, of record in Book 2597, page 525, 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 B. T. McClelland and wife, Annie Hess McClelland, their heirs and assigns, forever.

And we do covenant with the said B. T. McClelland and wife, Annie Hess McClelland 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 1957 taxes which have been prorated and assumed by the grantees.

And we, T. W. Street and wife, Beulah Mai Street do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said B. T. McClelland and wife, Annie Hess McClelland, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23 day of February, 1957.

T W Street

Beulah mai Street

PG 471