K 2645

For and in consideration of the sum of $ 250/00

TWO HUNDRED FIFTY AND.....00/100 DOLLARS

cash paid in hand and his agreement to assume and pay off balance indebtedness due T. C. Murphy as secured by trust deed in Book 1763, page 636, R. O. D. C. Tennessee, and pay off balance due on second mortgage secured by trust deed of record in Book 2506, page 585, R. O. D. C. Tennessee, I Lilliam Richardson, a widow

have bargained and sold, and by these presents do transfer and convey unto the said J. F. McClellan

his 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 the east 16 feet of Lot No. 337 and the West 49 feet of Lot No. 336, on the Map of J. M., T. J., and G. W. Harding's Plan of Lots, of record in Book 21, page 80, Register's Office for said County.
Being the same property conveyed to Lillian Richardson, by deed from T. C. Murphy, et al, as of record in Book 1763, page 636; said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. F. McClellan

his heirs and assigns, forever.

And I do covenant with the said I am

that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as stated above

And I, Lillian Richardson

do further covenant and bind myself heirs and representatives, to warrant and forever defend the title to the said land to the said J. F. McClellan

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand s this 27th day of April, 19 57.

Witness he mark
Ollie Richardson
Lawrence Bass

+Lillian Richardson
her
mark

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edith R. Hendley, a Notary Public in and for said County and State, the within named Lillian Richardson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of April

Commission expires 8/6/58

Edith R. Hendley
Notary Public

37718

WARRANTY DEED

FROM Lillian Richardson, a widow

TO J. F. McClellan

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of May A.D. 1957 at 12 o'clock P.M.
Noted in Book 2645 Page 371
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By D.C.

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Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

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