K 2694

WARRANTY DEED G No. 117556 REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 *** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CLARA McCLELLAN and husband, MACK McCLELLAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN G. WHITE, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northern half of Lot No. 20 in John W. Campbell's Addition to South Nashville, recorded in Chancery Court Clerk's Office at Nashville, Tennessee, in Book 1, page 10, described as follows:

Beginning on the western line of College Street, at the corner between Lots 19 and 20; thence southwardly with College Street, 30 feet to the center of Lot 20, thence at right angles westwardly towards Cherry Street, 138 feet more or less, to an alley; thence northwardly with said alley, 30 feet to the line between said Lots 19 and 20; thence at right angles eastwardly along the line between said lots, 138 feet to the beginning.

Being the same property conveyed to Clara McClellan and husband, Mack McClellan, by deed from I. G. Chase, Executor of the Will of Oliver J. Timothy, of record in Book 1368, page 173, said Register's Office.

This property is sold subject to a deed of trust executed by Clara McClellan and husband, to Albert H. Thomas, Trustee, of record in Book 2582, page 351, to secure one note dated Jan. 18, 1957, in the sum of $2,850.00 with interest at 6% per annum.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 23rd day of August, 1957

Mack McClellan

Clara McClellan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert A. Turpen, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mack McClellan and wife, Clara McClellan, the 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, the 23rd day of August, 1957

My commission expires: My Commission Expires Feb. 24, 1959

Robert A. Turpen
Notary Public

WARRANTY DEED
MC&F
From 49909
CLARA McCLELLAN ET VIR
To
JOHN G. WHITE

John Gullett Kelly
Gullett & Kelly
Attys

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of Aug. A.D. 1957 at 9:35 o'clock A.M.
Noted in Book 1 Page 567
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dpt. Reg.

NASHVILLE TITLE COMPANY "Guaranteed Title" NASHVILLE, TENNESSEE

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