K 2735



TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated June 13, 1955, executed by James L. Clay and wife, Dawn Claudia Clay, payable to Murphree Mortgage Company, for the original sum of $7,100.00, with interest at 4½% per annum, both principal and interest payable $35.98, monthly, and secured by Deed of Trust of record in Book 2420, page 161, Register's Office for Davidson County, Tennessee,

we, JAMES L. CLAY AND DAWN CLAUDIA CLAY, now KNOWLES,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM E. KNOBEL, JR. AND WIFE, DELPHIA ANN KNOBEL 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. 22 and the easterly 5 feet of Lot No. 21 of Block "F", on the Map of Forest Park Subdivision at Madison, of record in Book 843, page 44, Register's Office for said County.
Said lot and part of lot adjoin and front together 45 feet on the northerly side of Elm Street and run back between parallel lines 150 feet to a dead line.
Being the same property conveyed to James L. Clay and Dawn Claudia Clay, by deed from Hubert V. Smith and wife, of record in Book 2437, page 603; said Register's Office, said parties having since divorced in the State of Florida and have now under the laws of the State of Tennessee become tenants in common owning a 1/2 undivided interest each.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM E. KNOBEL, JR. AND WIFE, DELPHIA ANN KNOBEL their heirs and assigns, forever.

And we, do covenant with the said WILLIAM E. KNOBEL, JR. AND WIFE, DELPHIA ANN KNOBEL 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, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of August, 19 57

James L. Clay

Dawn Claudia Clay Knowles

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Nancy M. Jennings, a Notary Public in and for said County and State, the within named JAMES L. CLAY

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 1957.

My Commission expires January 14, 1960.

Nancy M. Jennings
Notary Public

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