BK 2859

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of NINE THOUSAND SIX HUNDRED AND NO/100- ($9,600.00) - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Clifford McClain and wife, Dorothy C. McClain, the receipt of which is hereby acknowledged,

B & D Development Company
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said Clifford McClain and wife, Dorothy C. McClain their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot No. 7 on the Plan of Bainbridge's Re-Subdivision of certain lots in Thomas Harding's Plan of record in Book 2330, page 164, Register's Office for said County, being described as follows:

Beginning at a point in the easterly margin of 14th Avenue North at the corner of Lots Nos. 7 and 8; thence with the line between lots northeasterly 112 feet to a point; thence northwesterly 60 feet to the southerly margin of Ireland Street; thence with the margin of the same southwesterly 91.78 feet to the beginning of a curve; thence around said curve southerly, 31.64 feet to the east margin of 14th Avenue North; thence with the margin of the same southeasterly, 39.78 feet to the point of beginning.

Being part of the property conveyed to B & D Development Company, a Tennessee Corporation, by deed from W. L. Bainbridge, Jr. and wife, of record in Book 2805, page 294, 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 Clifford McClain and wife, Dorothy C. McClain, their heirs and assigns, forever.

And it does do covenant with the said Clifford McClain and wife, Dorothy C. McClain, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And B & D Development Company do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Clifford McClain and wife, Dorothy C. McClain their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF B & D DEVELOPMENT COMPANY, A Corporation aforesaid has caused ~~witness~~ ~~hand~~ this ~~day~~ instrument to be executed by its duly authorized officers this 19th day of December, 1958.

ATTEST:
Evelyn Strasser
Evelyn Strasser, Secretary

B & D DEVELOPMENT COMPANY
By W. L. Bainbridge Jr.
W. L. Bainbridge, Jr., President

(Corporation Acting Without Seal)

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