K 2881

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TWO THOUSAND DOLLARS ($2,000.00 DOLLARS),

The receipt of which is hereby acknowledged. The purchaser also assumes and agrees to pay the 1957 taxes on the property herein conveyed, asid taxes having been prorated as of date of contract

HERMAN McCALLUM and wife, JUANDA McCALLUM,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

William J. Jarrett Jr. and wife, Mildred B. Jarrett,

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

Land in the Third Civil District of Davidson County, Tennessee, being Lot Number 42 on the Pland of Sunset View Subdivision, Section I, of record in Book 2331, pages 100 and 101, Register's Office for said County.

Said Lot No. 42 beginning at a metal post on the North-east corner and running 90 feet westerly and parallel with Donna Hill Court to a metal post on the North-west corner; thence running Southerly 361.3 feet to a metal post on the South-west corner; thencein a North-easterly direction 66.75 feet to a metal post on the South-east corner; thence in a Northerly direction 327.1 feet to a metal post on the North-east corner and the beginning point.

Being part of the same property conveyed to Herman McCallum and wife, Juanda McCallum, by deed from George I. Waddey Jr., et al., of record in Book 2449, page 38, said Register's Office.

This conveyance made subject to restrictions of record in Book 2492, pages 307 and 631, 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 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.

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 1st day of April, 1957.

Herman McCallum

Juanda McCallum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Geo. L. Waddey, a Notary Public in and for the State and County aforesaid, personally appeared the within named Herman McCallum and wife, Juanda McCallum, the bargainor(s), 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 1st day of April, 1957

Geo. L. Waddey
Notary Public

My commission expires: 11/12/57

NOTARY PUBLIC DAVIDSON CO.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

DOCUMENTARY 25¢

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 23 day of MAR A.D. 1959 at 12:05 o'clock P M
Noted in Book 42 Page 580
Recorded in Book 2881 Page 634
Recording Fee $2.00
JAMES P. WILSON, Register
By R. Dunn Dpty. Reg.

WARRANTY DEED
From
HERMAN McCALLUM ET UX
To
William J. Jarrett Jr. et ux

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