K 2962

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of EIGHT THOUSAND FIVE HUNDRED AND NO/100-------
----------($8,500.00)---------- DOLLARS
Cash in hand paid by Richard McClain and wife, Margaret McClain, the receipt of which is hereby acknowledged, I,

W. L. BAINBRIDGE, III, Unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Richard McClain and wife, Margaret McClain, 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. 75 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 54.0 feet on the south margin of Vance Avenue and runs back 130.5 feet on the east side and 132.1 feet on the west side to a dead line, measuring 54.0 feet thereon.

Being a part of the property conveyed to W. L. Bainbridge, III, by warranty deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, as of record in Book 2921, page 1, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines which are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard McClain and wife, Margaret McClain, their heirs and assigns, forever.

And I do covenant with the said Richard McClain and wife, Margaret McClain, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, W. L. Bainbridge, III, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Richard McClain and wife, Margaret McClain, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28th day of September, 1959

W. L. Bainbridge, III

STATE OF TENNESSEE
Davidson County

Personally appeared before me, B. B. Doubleday, Jr., a Notary Public in and for said County and State, the within named W. L. Bainbridge, III, Unmarried, 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 office, this 28 day of September, 1959

Commission expires Oct. 28, 1961

B. B. Doubleday, Jr.
Notary Public

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