BK 3032

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - - - DOLLARS, cash in hand paid, and other good and valuable considerations paid, the receipt of all of which is hereby acknowledged, I, O. N. Mc Clung

_____ have bargained and sold, and by these presents do transfer and convey unto the said JACK HAM CONSTRUCTION COMPANY, Incorporated, its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 23, on Section II, Life & Casualty Insurance Company's subdivision, as of record in Book 843, page 56, Register's Office for said County, and described as follows, to-wit:

Beginning at a point in the dividing line between Lots Nos. 22 and 23, 150 feet from the margin of Old Hickory Boulevard; thence along the dividing line between said lots, North 41° 30' East 375 feet to the corner of Lots Nos. 3 and 23; thence along the line between said lots, North 48° 29' West 240 feet to a point; thence South 41° 31' West 525 feet to the margin of Old Hickory Boulevard; thence with the margin of the same, South 48° 29' East 100 feet to a point; thence leaving said Old Hickory Boulevard, North 41° 31' East 150 feet to a point; thence South 48° 29' East 140 feet to the point of beginning.

Being part of the property conveyed to O. N. McClung, by two deeds from Life & Casualty Insurance Company, as of record in Book 929, page 217; and Book 946, page 232, both in said Register's Office.

Said premises are conveyed subject to: 1960 S & C. taxes which have been pro-rated and will be paid by the grantees herein; and an easement to Bennie C. McClung and wife from O. N. McClung, by deed of record in Book 2699, page 527, said Register's Office, described as follows, to-wit:

"Beginning at an iron pin on the northerly margin of Old Hickory Boulevard at a point North 48° 28' West 140 feet from the corner of Lots Nos. 22 and 23; thence North 41° 31' East 18feet; thence North 48° 28' West 10 feet; thence South 41° 31' West 18 feet to the northerly margin of Old Hickory Boulevard; thence with said Boulevard, South 48° 28' East 10 feet to beginning.

Elsie J. McClung, the wife of O. N. McClung, join in signing this deed for the purpose of conveying any interest, present or future, which she may have arising out of marital relationship with her husband, and does transfer and convey unto the said grantee all of said right, title and interest.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack Ham Construction Company, Incorporated, its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Jack Ham Construction Company, Incorporated, 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, except as stated heretofore.

And I, O. N. McClung, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jack Ham Construction Company, Incorporate, its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of March, 1960

Elsie J. McClung — O. N. McClung

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