K 3185

For and in consideration of the sum of $ FOUR THOUSAND FIVE HUNDRED & NO/100- ($4,500.00)- - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Charles E. McLerran and wife, Wanda H. McLerran, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

We, Floyd Adkisson and E. L. Radabaugh

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. McLerran and wife, Wanda H. McLerran

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. 8 and the northerly part of lot No. 5 on the map of M. T. Pendergrass' Subdivision of lots Nos. 175 and 176, West Grove, as of record in book 547, page 185, Register's Office for said County, described together as follows: Beginning on the westerly margin of Pendergrass Avenue, at the corner of lots Nos. 7 and 8; thence with the line between said two lots, westerly 100 feet to the eastern boundary line of lot No. 5; thence westerly 30 feet, more or less, to the western boundary line of said lot No. 5; thence with the same northeasterly 57 feet more or less, to the southerly right-of-way line of the N. C. & St. L. Railroad; thence with the same easterly 100 feet to the westerly margin of Pendergrass Avenue; thence with the same southerly 50 feet to the beginning. Being part of the real property conveyed to Floyd Adkisson and E. L. Radabaugh, by deed from R. E. Ferrell and wife, dated September 30, 1960, filed October 7, 1960, and recorded in book 3134, page 278, 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 Charles E. McLerran and wife, Wanda H. McLerran their heirs and assigns, forever.

And we do covenant with the said Charles E. McLerran and wife, Wanda H. McLerran 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, Floyd Adkisson and E. L. Radabaugh do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. McLerran and wife, Wanda H. McLerran their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of March, 1961

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Frances Potts, a Notary Public in and for said County and State, the within named Floyd Adkisson and E. L. Radabaugh

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 15th day of March, 19 61

My Commission expires April 25, 1964

Frances Potts
Notary Public

Warranty Deed

30459

Floyd Adkisson and E. L. Radabaugh

To

Charles E. McLerran et ux

Home Federal Savings & Loan Ass'n.

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 16 day of MAR A.D. 1961 at 2:36 o'clock P.M.
Noted in Book 48 Page 227
Recording Fee $2.00

JAMES D. WILSON, Register

COMPANY

SSEE

LANCE

PG 373