K 3277

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine Thousand & No/100 ---------- **DOLLARS**

Cash in hand paid by Bobby Ray Reid and wife, Mary Evelyn Reid, the receipt of which is hereby acknowledged, we, John D. McClure and wife, Mae B. McClure,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Bobby Ray Reid and wife, Mary Evelyn Reid, their _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being property known as 407 Scott Avenue and being parts of Lots Nos. 1 and 2 of the unrecorded Map showing Subdivision of Lots Nos. 16 and 17 of Brownsville Plan, of record in Book 21, Page 9, Register's Office for said County.

Beginning at a point on the westerly margin of Scott Avenue 360 feet north of Greenwood Avenue; thence westerly 155 feet to the easterly line of the H. A. Howe property; thence with the line of the same northerly 55 feet to a point at the S. W. corner of the property conveyed to Robert C. Lewis by deed of record in Book 853, Page 177, said Register's Office; thence along Lewis' south line easterly 155 feet to the westerly margin of Scott Avenue; thence with the margin of the same southerly 55 feet to the beginning.

Being the same property conveyed to John D. McClure and wife, Mae B. McClure by deed from August A. Volkert and wife, Anna Schaer Volkert, of record in Book 2200, Page 639, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a certain Easement granted the City of Nashville by G. L. Hicks, et al, of record in Book 1129, Page 134, R.O.D.C., Tennessee, being the right to construct an 8-inch sewer across the property in question, together with other 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 Bobby Ray Reid and wife, Mary Evelyn Reid, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Bobby Ray Reid and wife, Mary Evelyn Reid **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,** except by taxes for 1961 which are assumed by Grantees.

And we, John D. McClure and wife, Mae B. McClure **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Bobby Ray Reid and wife, Mary Evelyn Reid, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 18th **day of** August, 19 61

John D. McClure

Mae B. McClure

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