K 3310

For and in consideration of the sum of Ten & No/100 ---------- DOLLARS ($ 10.00),

cash in hand paid by the grantees herein named receipt of which is hereby acknowledged, and as a further consideration the said grantees agree to assume the unpaid principal balance of $12,707.09 now owing on one certain note in the original principal amount of $13,500.00 dated November 22, 1957, being fully described in a deed of trust executed by Joe D. Russell and wife Martha D. Russell to Ferriss C. Bailey, Trustee, of record in Book 2679, page 303, Register's Office for Davidson County, Tennessee.

We, Cletus E. Knight and wife, Clifford Ann Knight

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James W. McClinton, Jr. and wife, Juanita O. McClinton

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

Being Lot No. 175 on the Plan of Sunset View, as of record in Book 2331, pages 100 and 101, as revised in Book 2663, pages 27 and 28, Register's Office for said County, described as follows:

Beginning on the northerly margin of Dundee Lane at the corner of Lots Nos. 175 and 176; thence with the line between said two lots northwardly 120 feet; thence north 83 degrees 29' east 119.1 feet to the westerly margin of Donna Hills Drive; thence with same southwardly 128 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 33.73 feet to the northerly margin of said Dundee Lane; thence with the same westwardly 122 feet to the beginning.

Being the same property conveyed to Cletus E. Knight and wife, Clifford Ann Knight by deed from Claude G. Sweeney, Sr., and wife, Mary J. Sweeney of record in Book 2927, page 389, Register's Office for Davidson County, Tennessee.

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., except as set out above.

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 6th day of November, 19 61

Cletus E. Knight

Clifford Ann Knight

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Louise M. Duke, a Notary Public in and for the State and County aforesaid, personally appeared the within named Cletus E. Knight and wife, Clifford Ann Knight

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 Donelson, Tennessee, this, the 6th day of November, 19 61

My commission expires: October 20, 1965

Louise M. Duke
Notary Public

68175

WARRANTY DEED

From Cletus E. Knight and wife, Clifford Ann Knight

To James W. McClinton, Jr. & wife, Juanita O. McClinton

THE DAVIDSON COUNTY TITLE CO. INC.
2344 Lebanon Road
NASHVILLE 14, TENNESSEE

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