BK 3317

For and in consideration of the sum of $ 10.00
TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Aug. 31, 1959, executed by John G. McCloud and wife, payable to Guaranty Mortgage Company of Nashville, for the original sum of $13,450.00, with interest at 5½% per annum, both principal and interest payable $74.38 monthly, and said debt secured by a deed of trust of record in Book 2981, page 461, Register's Office for Davidson County, Tennessee, and said debt having since been assigned to Federal National Mortgage Association, by an instrument of record in Book 3018, page 471, said Register's Office,

WE, JOHN G. McCLOUD, JR., AND WIFE, CORNIE B. McCLOUD,

have bargained and sold, and by these presents do transfer and convey unto the said
WILLIAM C. GARLAND AND WIFE, JANE MARIE GARLAND

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. 194 on the Plan of Sec. III, Charlotte Park, as of record in Book 2663, page 70, Register's Office for said County.
Said Lot No. 194 fronts 66 feet on the westerly side of Henry Ford Drive, and extends back 170.1 feet on the southerly line and 168.2 feet on the northerly line, to a dead line in the rear, which is a broken line on which it measures 89.5 feet.
Being the same property conveyed to John G. McCloud, Jr., and wife, Cornie B. McCloud, by deed from J. Douglas Wright, et al, as of record in Book 2958, page 369, 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 WILLIAM C. GARLAND AND WIFE, JANE MARIE GARLAND, their heirs and assigns, forever.

And we do covenant with the said WILLIAM C. GARLAND AND WIFE, JANE MARIE GARLAND 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, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of January, 19 62

Cornie B. McCloud

John G. McCloud, Jr.,

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named John G. McCloud, Jr., and wife, Cornie B. McCloud

the bargainors, 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 9th day of January, 19 62

Commission expires October 28, 1963

B. W. Howard Notary Public

Warranty Deed
G-14931-Imm

From JOHN G. McCLOUD, JR., ET UX.

To WILLIAM C. GARLAND, ET UX.

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of JAN A.D. 1962 at 3:46 o'clock P.M.
Noted in Book 0 Page 732
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Deputy Reg.

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TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

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PG 239