K 3402

WARRANTY DEED G-9836 — NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and no/100*** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAMES F. McBRIDE and wife, PAULINE W. McBRIDE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MELVIN L. VANTREASE and wife, SUE ELLA H. VANTREASE, ***

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

Being Lot No. 49 on the Map of Hargis Heights, as of record in Book 974, page 62, Register's Office for said County.

Said Lot No. 49 fronts 75 feet on the south side of Stinson Road, and runs back between lines, 237 feet on the east line and 238 feet on the west line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to James F. McBride and wife, Pauline W. McBride, by deed from Fred T. Baggett et ux., of record in Book 2295, page 579, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1117, page 641, and as amended in Book 1149, page 566, 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 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 for all taxes for 1962, which have been prorated and assumed by the Grantees.

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 ___ day of ___, 19__

James F. McBride

Pauline W. McBride

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mrs Rose Casanova, a Notary Public in and for the State and County aforesaid, personally appeared the within named James F. McBride and wife, Pauline W. McBride, 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 the 3rd day of June, 1962

Mrs Rose Casanova
Notary Public

My commission expires:
10-20-65

7878

WARRANTY DEED

From James F. McBride, et ux

To Melvin L. Vantrease, et ux

Cons. 10,500.00
Trans tax and C P $16.25
Rec. $2.00
Stamps $11.55

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of JUN A.D. 1962 at 12:27 o'clock P.M.
Noted in Book 142 Page 356
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Deputy

NASHVILLE
"A Conservative City"
NASHVILLE, TENNESSEE

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