K 3530

For and in consideration of the sum of $2500.00

TWENTY FIVE HUNDRED AND.....00/100 DOLLARS

Cash paid in hand by Charles Karnowsky, the receipt of which is hereby acknowledged, we, J. F. McClellan and wife, Dora T. McClellan

have bargained and sold, and by these presents do transfer and convey unto the said Charles Karnowsky

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, being the northerly 1/2 of Lot No. 30 on the Map of State Quarry Subdivision, as of record in Book 21, page 123, Register's Office for said County.
Said part of said Lot No. 30 fronts 30.5 feet on the easterly side of 13th Avenue North, formerly Quarry Street, and runs back between parallel lines, 133 feet to an alley. Being part of the property conveyed to J. F. McClellan, by deed from Ida N. Lawson, et al, as of record in Book 2281, page 291, 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 Karnowsky his heirs and assigns, forever.

And we do covenant with the said Charles Karnowsky 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 do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Karnowsky his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of March, 1963

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edith R. Stuart, a Notary Public in and for said County and State, the within named J. F. McClellan and wife, Dora T. McClellan

the bargainor, 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 office, this 22nd day of March, 1963

Commission expires 2/12/67 Notary Public

53661

WARRANTY DEED

FROM J. F. McClellan and wife, Dora T. McClellan

TO Charles Karnowsky

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 22 day of MAR 1963 at 2:55 o'clock P.M.
Noted in Book 1077 Page 343
Recording Fee $4.00
Register
Deputy Reg.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G 343