K 3642

TENNESSEE TITLE COMPANY

For and in consideration of the sum of Thirteen Thousand Seven Hundred Fifty and No/100 ---- ($13,750.00) ---------- DOLLARS

cash in hand paid by ----------James P. Allen ----------

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Harry B. McNutt and wife, Jessie McNutt

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their 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, Tennessee, being Lot No. 25 on the Plan of Hawthorne Subdivision as of record in Book 1424, page 22, Register's Office for said County. Said Lot No. 25 fronts 70 feet on the south side of Clifton Avenue and extends back 198.6 feet on the easterly line and 208.5 feet on the westerly line to a dead line in the rear on which it measures 70.7 feet.
Being the same property conveyed to Harry B. McNutt and wife, Jessie McNutt, by deed from Clara E. Pond, unmarried, as of record in Book 2930, page 517, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we 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, their heirs 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.

Witness our hands this 11th day of October, 1963.

Harry B McNutt
Jessie McNutt

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Harry B. McNutt and wife, Jessie McNutt

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 11th day of October, 1963.

Commission expires February 1, 1965

A. M. Tenison
Notary Public.

STATE TAX $ 20.63
PROBATE TAX $
TOTAL $ 2.13
R. [illegible] CLERK
DAVIDSON COUNTY

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
HARRY B. McNUTT AND WIFE,
JESSIE McNUTT
To
JAMES P. ALLEN

GUARANTY MORTGAGE CO. OF NASHVILLE

Filed for record the 14 day of OCT A.D. 1963
11:11 o'clock A. M. Book 3116 Page 757
Rec. Fee $ .50

Register
Deputy Reg.

INSURANCE

91250

PG 387