To Ben A McClain
to 4405 Nolensville Rd Nashville
Mail to / Statement

BOOK 4019 PAGE 25

WARRANTY DEED

Map 147-7
Par 78 60 mo

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate by the entireties with my wife, Mary K. McClain, and me, ~~We~~ I, Ben A. McClain

have bargained and sold, and by these presents do hereby transfer and convey unto Lewis C. Payne, Trustee, his successors and assigns, the following described tract or parcel of land, ~~to-wit~~: in Davidson County, Tennessee, to wit:

Tract No. 1. Being Lot No. 7 on map of T. C. Cook's Re-subdivision of record in Book 547, page 163 of the Register's Office of Davidson County, Tennessee. Said Lot No. 7 fronts 52.7 feet on the westerly side of the Nolensville Turnpike and runs back between lines 304.4 feet on the north line and 309.6 feet on the south line to a dead line on which it measures 51.33 feet.

Tract No. 2. Being Lot No. 8 on the map of T. C. Cook's Re-subdivision of record in Book 547, page 163, Register's Office of Davidson County, Tennessee. Said Lot No. 8 fronts 52.7 feet on the westerly side of the Nolensville Turnpike and runs back between lines 309.6 feet on the north line and 314.75 feet on the south line, to a dead line on which it measures 51.33 feet.

Being the same property conveyed to Ben McClain by deed from Howell Ellison, recorded in Book 1489, page 607, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Lewis C. Payne, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, I, Ben A. McClain do further covenant and bind ~~ourselves, our~~ myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lewis C. Payne, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Lewis C. Payne, Trustee, for ~~and~~ in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Ben A. McClain and wife, Mary K. McClain,

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Ben A. McClain and wife, Mary K. McClain, their heirs and assigns, forever.

And I do covenant with the said Ben A. McClain and wife, Mary K. McClain, that I Lewis C. Payne am lawfully seized and possessed of said land and have a good right to convey it.

And I, Lewis C. Payne, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Ben A. McClain and wife, Mary K. McClain, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of May, 1966.

Ben A McClain

Lewis C Payne
Trustee.

Prepared by Lewis Payne
Nashville Bar

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Maxine B. Payne, a Notary Public in and for said County and State, the within named, Ben A. McClain, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of May, 1966

Maxine B. Payne
Notary Public.

My commission expires: 8-2-68

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Maxine B. Payne, a Notary Public in and for said County and State, the within named Lewis C. Payne, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of May, 1966

Maxine B. Payne
Notary Public.

My commission expires: 8-2-68

Deed

From: Ben A. McClain
to: Lewis C. Payne, Trustee.

AND

From: Lewis C. Payne, Trustee.
to: Ben A. McClain and wife, Mary K. McClain

2927 A

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 23 8 39 AM '66

NOTED: BOOK 114 PAGE 2
RECORDING FEE $ 2.25
DEP. REG. M

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 3.75
PROBATE .50
TOTAL $ 4.25

MAY 23 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 23 1966
ET