1426

Book 1320 P- 445

445

Warranty Deed

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $1.50 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of (5500.00)

Fifty five hundred and oo/loo DOLLARS

Fifteen hundred, three and 74/100 ($1503.74) dollars cash in hand paid by W.G. Adler,Jr., receipt of which is hereby acknowledged; for the balance of purchase money the said W.G.Adler,Jr assumes and agrees to pay when due twenty-two hundred, forty eight and 16/100 ($2248.16) dollars, being the unpaid balance of a $2500.00 note, dated February 15,1945, with interest at 6% per annum, both principal and interest payable $25.00 monthly, secured by deed of trust executed by Margie Ruth Andrews Frakes, a widow, to Louis Leftwich,Jr.,Trustee of record in Book 1294,page 207 to secure Fidelity Federal Savings and Loan Association, and the said W.G. Adler,Jr., assumes and agrees to pay when due seventeen hundred, forty eight and lo/loo ($1748.10) dollars, being the unpaid balance of a $1955.00 note, dated February 15,1945, with interest at 6% per annum, both principal and interest payable $19.55 monthly, secured by deed of trust executed by Margie Ruth Andrews Frakes to M.E.Thrower,Trustee, of record in Book 1301,page 266 to secure R.A.Dean and wife Dora Dean-

I, Margie Ruth Andrews Frakes, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said W.G.Adler,Jr.,

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

Being lot number 273 on the Map of Edgefield Land Company's First Subdvision of record in Book 57, page 130 of the Register's Office for Davidson County,Tennessee.

Said lot number 273 fronts fifty (50) feet on the north side of Eastside Avenue,formerly Ashworth Avenue,and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Margie Ruth Andrews Frakes by deed from R.A.Dean and wife Dora Dean, of record in Book 1309,page 352, of the Register's Office for Davidson County, Tennessee.

Taxes for the year 1946 prorated as of date of deed and paid by conveyor.





445