1518

WARRANTY DEED

Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 50.22

TEN AND NO/100 - DOLLARS

cash in hand paid by Ray Spicer and wife, Virginia Spicer, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the said Ray Spicer and wife, Virginia Spicer, hereby assume and agree to pay $31/71.78, which is the balance of a note due the City Bank and Trust Company of McMinnville, Tennessee, the original amount being $3250.00, payable $24.05 per month including principal and interest at 4% per annum and secured by a deed of Trust to A. Lawson Davis, Trustee, as of record in Book _____, Page _____, RODC, Tennessee, I, Ernest N. Cobble, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Ray Spicer and wife, Virginia Spicer,

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

Being part of Lot No. 19, Block 1, on the Map of Fisk University Plan, as of record in Book 421, pages 4 and 5, Register's Office for said County, and described according to a copy of a survey thereof by Harvey Gee, Surveyor, June 7, 1947, as follows:

Beginning at a point at the northeast intersection of 32nd Avenue North and Clifton Road; thence with the margin of 32nd Avenue North northerly 122 feet to an iron pin; thence easterly 43 feet to an iron pin; thence southerly 123 feet to an iron pin in the north margin of Clifton Road; thence with the margin of the same westerly 45 feet to the point of beginning.

Being the same property conveyed to Ernest N. Cobble, unmarried, by deed from Mallernee Realty Company, Inc. as of record in Book 1510, page 401, said Register's Office.

State and County taxes for 1947 have been pro rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ray Spicer and wife, Virginia Spicer, their heirs and assigns, forever.

And I do covenant with the said Ray Spicer and wife, Virginia Spicer, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein stated.

And I, Ernest N. Cobble, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ray Spicer and wife, Virginia Spicer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 13th day of September, 1947.

Ernest N. Cobble

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. L. Bland, a Notary Public in and for said County and State, the within named Ernest N. Cobble, an unmarried man, 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 McMinnville, Tennessee, this 13th day of September, 1947.

J. L. Bland
Notary Public

Commission expires Apr 5-1949

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