K 1579

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
- - - - - - - - - - - - - -TEN AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by James H. Thurman and wife, Bessie Phillips Thurman, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption and agreement to pay by the grantees herein of the remaining unpaid principal balance of a note in the original amount of $4500.00, executed by the grantors herein, dated May 28, 1946, payable to Nashville Trust Company, with interest at 4% per annum, both principal and interest payable in 180 monthly installments of $33.29 each, and secured by a deed of trust of record in Book 1366, page 308, Register's Office for Davidson County, Tennessee, we, James J. Rucker, Jr. and wife, Marie L. Rucker,

have bargained and sold, and by these presents do transfer and convey unto the said James H. Thurman and wife, Bessie Phillips Thurman, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 67 on the Plan of College Heights as of record in Book 332, page 19, Register's Office for said County.
Said Lot No. 67 fronts 50 feet on the souther side of Morton Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to James J. Rucker, Jr. and wife, Marie L. Rucker, by deed from William B. Carwile and wife, of record in Book 1390, page 276, 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 James H. Thurman and wife, Bessie Phillips Thurman, their heirs and assigns, forever.

And we do covenant with the said James H. Thurman and wife, Bessie Phillips Thurman 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, except as hereinabove set out. we, James J. Rucker, Jr. and wife, Marie L. Rucker
And do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Thurman and wife, Bessie Phillips Thurman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of April, 1948

James J Rucker Jr
Marie L Rucker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Geo. M. Johnson, a Notary Public in and for said County and State the within named James J. Rucker, Jr. and wife, Marie L. Rucker, the bargainor s, 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 2 day of April, 1948

My Commission Expires October 2, 1949
Commission expires

Geo M Johnson
Notary Public

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