K 1585

For and in consideration of the sum of $ 9,500.00

---NINE THOUSAND FIVE HUNDRED AND NO/100--- DOLLARS

Cash paid by John B. Ferguson and Wife, Annie Brown Ferguson, the receipt of which payment is hereby acknowledged,

We, A. B. Cripps and Wife, Amelia Cripps

have bargained and sold, and by these presents do transfer and convey unto the said John B. Ferguson and Wife, Annie Brown Ferguson

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

Being the west part of Lot No. 3 on the Map of East Hill Addition, of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 3 fronts 55 feet on the northerly side of West Delmas Avenue and runs back between parallel lines 95.5 feet to the south line of Lot No. 4.

Being the same property conveyed to A. B. Cripps and Wife, Amelia Cripps by deed from Adys D. Kincaid and Wife, of record in Book 1338, Page 489, 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 John B. Ferguson and Wife, Annie Brown Ferguson their heirs and assigns, forever.

And we do covenant with the said John B. Ferguson and Wife, Annie Brown Ferguson 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 1948 Taxes which have been pro-rated and Purchaser is to pay when due.

And We, A. B. Cripps and Wife, Amelia Cripps do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John B. Ferguson and Wife, Annie Brown Ferguson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand a this 20th day of May, 1948

A. B. Cripps

Amelia Cripps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named A. B. Cripps and Wife, Amelia Cripps

the bargainer, 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 20th day of May, 1948.

Commission expires Oct. 12, 1950

Thelma Neal
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day May 1948 at 1:01 P.M.
Noted in Book 66 Page 506
Recording Fee $1.50
FELIX Z. WILSON, Register
By M. M. Dept. Reg.

48156 WARRANTY DEED

FROM

A. B. CRIPPS AND WIFE,

AMELIA CRIPPS

TO

JOHN B. FERGUSON AND WIFE,

ANNIE BROWN FERGUSON

24487

JOHN O. WEST REALTY COMPANY

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