K 1632

1/15 31295 L

WARRANTY DEED

FROM
William H. Nichols and wife
Emogene Nichols

TO
Wesley Patterson Ridley
and wife Nancy Jane Ridley

Filed for record this _____ day of _____ A. D. 19____, at _____ o'clock _____ minutes ____ M.

_____ Register.

Clerk's Fees, - - - - - $ _____

State and County Tax, $ _____

Total $ 10.45

67 207 1.50

M M Grafton Fee

FOR AND IN CONSIDERATION *of the sum of* Fourteen Hundred Ten Dollars ~~DOLLARS~~ and fifty Cents ($1410.50), Five Hundred ($500.00) Dollars cash in hand paid by Wesley Patterson Ridley and wife Nancy Jane Ridley, the receipt of which is acknowledged hereby; and for the balance of purchase money, the said Wesley Patterson Ridley and wife Nancy Jane Ridley assume and agree to pay when due Nine Hundred Ten Dollars and 50 cents ($910.50), being the principal unpaid balance of a $1565.08 debt, in the amount of $882.00 prin. and accrued interest to Jan. 21, 1943 on the same $ 28.50, payable as follows: 24 monthly notes in the sum of $10.44 (being prin. $9.00 and Int. $1.44), and one note for $8.44, first one of which falls due Jan. 21, 1948 and one on the same day of each and every month thereafter until paid in full, and one note for $650.00 payable Nov. 21, 1949 with interest at the rate of 6% per annum, payable monthly(that is $3.25 interest is to be paid each month when the $10.44 note is paid). Notes signed by Wiseman D. McCormack and wife Velma D. McCormack, dated Nov. 21, 1944 and payable to the order of W. L. Bainbridge, Sr. Trustee, secured by deed of record in Book 1307, page 8 of the Register's Office for Davidson County, Tennessee; Said notes and indebtedness above were assumed by William H. Nichols and wife Emogene Nichols July 18-1947 as shown by deed from Wiseman D. McCormack and wife Velma D. McCormack to William H. Nichols and wife Emogene Nichols registered in Book No. 1510 Page 37 of the R.O.D.C. Tennessee to which reference is here made. We, William H. Nichols and wife Emogene Nichols *have bargained and sold, and by these presents do transfer and convey unto the said* Wesley Patterson Ridley and wife Nancy Jane Ridley, their _____ *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, as follows:*

Being the Northerly 25 feet of Lot No. 145 on the Plan of S.A. Champion's Subdivision of certain lots in the Harding Addition, of record in Book 161 Page 132 of the Register's Office for Davidson County, Tennessee. Said Part of Lot No. 145 fronts twenty five (25) feet on the Easterly side of 23rd Ave. North, formerly Lealand Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wiseman D. McCormack and wife Velma D. McCormack by deed from W. L. Bainbridge, Sr. Trustee of record in Book 1307, Page 8 of the Register's Office for Davidson County, Tennessee. And also being the same property conveyed to William H. Nichols and wife Emogene Nichols by Wiseman D. McCormack and wife Velma D. McCormack registered in Book No. 1510 Page 37 of the Register's Office for Davidson County, Tennessee

All taxes are paid up to and including 1947

G 483