K 1712

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ $4,350.00

FOUR THOUSAND THREE HUNDRED FIFTY AND NO/100---------- DOLLARS

of which $1,000.00 has been paid in cash, the receipt of which is hereby acknowledged, and the assumption by the grantees of the balance of a mortgage in the sum of $3,350.00, secured by deed of trust executed by Everett B. Breakfield and wife to Louis R. Linx, Trustee, of record in book 1480, page 476, to secure First Federal Savings & Loan Assn. of Nashville, one note, dated May 12, 1947; for $3,750.00 and future advances, with interest at 4% per annum, both principal and interest payable in monthly installments of $27.74 each

We, Mary S. Breakfield and husband, Everett B. Breakfield

have bargained and sold, and by these presents do transfer and convey unto the said Mary Cornelia Rucker and husband, B. M. Rucker, Jr.,

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

Being lots Nos. 18 and 19 on the Map of the Revised Plan of Block "K", Power & Roth's Madison Park Subdivision, as of record in book 974, page 38, Register's Office for said County.

Said lot No. 19 fronts 50 feet on the northerly side of Yale Avenue and runs back between parallel lines 100 feet to the west line of lot No. 16.

Said lot No. 18 lies immediately west of lot No. 19, fronts 129 feet on the north side of Yale Avenue and runs back between parallel lines, with the easterly margin of Idlewild Avenue, 50 feet to a dead line.

Being the same property conveyed to Mary S. Breakfield by deed from T. R. Jenkins and wife, of record in book 1634, page 285, 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 Mary Cornelia Rucker and husband, B. M. Rucker, Jr., their heirs and assigns, forever.

And we do covenant with the said Mary Cornelia Rucker and husband, B. M. Rucker, Jr. 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 set out herein which the grantees assume

And we, Mary S. Breakfield and husband, Everett B. Breakfield do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Cornelia Rucker and husband, B. M. Rucker, Jr. their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of April, 1949

Mary S. Breakfield

Everett B. Breakfield

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Myrtle Davis, a Notary Public in and for said County and State, the within named Mary S. Breakfield and husband, Everett B. Breakfield

the bargainors, 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 Madison, Tennessee, this 2nd day of April, 1949

Commission expires Oct 6- 1949

Myrtle Davis
Notary Public

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