K 1764

For and in consideration of the sum of ********** ($9,850.00) **********

NINE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 ********** DOLLARS

Paid in cash by Vernon Keel and wife, Rebecca S. Keel, receipt of which is hereby acknowledged, we J. B. Rucker and wife, Pearl L. Rucker

have bargained and sold, and by these presents do transfer and convey unto the said Vernon Keel and wife, Rebecca S. Keel

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. 23 and part of lot No. 22 of block "G" on the plan of Cherokee Park, Section No. 2, as of record in book 547, pages 175 and 176, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, October 1, 1949, as follows:

Beginning on the southerly margin of Aberdeen Road at the corner of lots Nos. 22 and 23; thence with said Road, north 75° 34' west 60 feet; thence southwardly 155.77 feet; thence eastwardly 56 feet to a point 2 feet east of the southwest corner of lot No. 22; thence northwardly 159.95 feet, more or less, to the beginning.

Being part of the property conveyed to J. B. Rucker and wife, Pearl L. Rucker, by deed from W. L. Scheffer, of record in book 1713, page 29, said Register's Office.

Restrictive covenents of record in Book 840, page 78 and also page 83, RODC, Tenn., are made a part of this deed as fully as if copied herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vernon Keel and wife, Rebecca S. Keel, their heirs and assigns, forever.

And we do covenant with the said Vernon Keel and wife, Rebecca S. Keel, 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 taxes for 1949 which have been prorated and assumed by the purchaser.

And we J. B. Rucker and wife, Pearl L. Rucker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Vernon Keel and wife, Rebecca S. Keel, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of November, 1949.

J. B. Rucker

Pearl L. Rucker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, I. H. Gibson, a Notary Public in and for said County and State, the within named J. B. Rucker and wife, Pearl L. Rucker

the bargainers 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 office, this 9th day of November, 1949

Commission expires Oct 12 - 1950

I. H. Gibson
Notary Public

WARRANTY DEED

FROM

J. B. Rucker et ux

TO

Vernon Keel et ux

GUARANTY MORTGAGE CO. OF NASHVILLE

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record the 12 day of 11 1949 at 9:17 o'clock A.M.
Recorded in Book 1764 page 266
FELIX Z. WILSON, REGISTER
By Mrs. Dept. Reg.

Title Co... Nashville, Tenn.

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