For and in consideration of the sum of **TEN THOUSAND & NO/100 DOLLARS** ($10,000.00) DOLLARS

Paid in cash by Leo D. Yates and wife, Mary Elizabeth Yates, 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 Leo D. Yates and wife, Mary Elizabeth Yates, 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. 21 of Block "G" on the plan of Cherokee Park, Section No. 2, as of record in Book 547, pages 175 and 176, RODC, Tenn.
Said lot No. 21 fronts 60 feet on the southerly side of Aberdeen Road and runs back 162 feet on the easterly line and 161.85 feet on the westerly line, to a dead line, measuring 56 feet thereon.
Being the same property conveyed to J. B. Rucker and wife, Pearl L. Rucker, by deed from Virginia Miller, of record in Book 1713, page 30, RODC, Tenn.

Restrictive covenants contained in deed from J. F. Randolph to Virginia Miller, of record in Book 819, page 120, RODC, Tennessee are made a part of this instrument 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 Leo D. Yates and wife, Mary Elizabeth Yates, their heirs and assigns, forever.

And we do ~~covenant~~ covenant with the said Leo D. Yates and wife, Mary Elizabeth Yates 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 pro rated and assumed by the purchasers.
And we, J. B. Rucker and wife, Pearl L. Rucker do further ~~covenant~~ covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leo D. Yates, and wife, Mary Elizabeth Yates, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of December, 19 49.

J B Rucker
Pearl L. Rucker.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. H. Gibson, a Notary Public in and for said County and State, the within named J. B. Rucker and wife, Pearl 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 office, this 10th day of December, 19 49.

L. H. Gibson
Notary Public

Commission expires Oct 12 1950

NOTARY PUBLIC DAVIDSON CO.

WARRANTY DEED

FROM J. B. Rucker and wife, Pearl L.

TO Leo D. Yates and wife, Mary Elizabeth Yates

Title Co.

Form 103

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