K 1812

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00- -

FIVE AND NO/100 - DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of $3432.67 secured by a Deed of Trust on the property herein conveyed, executed by Andrew J. Harris and wife, to Albert H. Thomas, Trustee, of record in Book 1366, page 340, to secure Nashville Trust Co., the payment of a note for $4400.00 dated May 15, 1946, and payable in 180 monthly installments of $32.55 each, beginning on the 15th day of June, 1946, which sum inaludes principal and interest at the rate of 4% per annum, and continuing said payments up to and including May 15, 1961,

WE, Cecil Lee Ratleph and wife, Lois E. Ratleph,

have bargained and sold, and by these presents do transfer and convey unto the said Charles W. England and wife, Maude W. England, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly 50 feet of Lots Nos. 177, 178, and 179 on the map of the re-subdivision of Lots Nos. 3,4 and parts of Lots Nos. 5 and 6 in Cumberland Nurseries, of record in Book 332, page 148, Register's Office for said County.
Said part of lots Nos. 177, 178, and 179, fronts 50 feet on the southerly side of Elberta Street, and runs back between parallel lines, with the westerly margin of an alley, 156 feet to the northerly line of Lot No. 176 in said Subdivision.
Being the same property conveyed to Cecil Lee Ratleph and wife, Lois E. Ratleph, by deed from Andrew J. Harris and wife, of record in Book 1467, page 277, 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 Charles W. England and wife, Maude W. England, their heirs and assigns, forever.

And we do covenant with the said Charles W. England and wife, Maude W. England 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 noted above.

And we, Cecil Lee Ratleph and wife, Lois E. Ratleph do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles W. England and wife, Maude W. England, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29 day of March, 1950.

Cecil Lee Ratleph

Lois E Ratleph

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J.P. Stallworth, Jr., a Notary Public in and for said County and State, the within named Cecil Lee Ratleph and wife, Lois E. Ratleph

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 Nashville, Tennessee, this 29th day of March, 1950.

Commission expires January 12, 1952

J.P. Stallworth Jr.
Notary Public

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