K 1816

WARRANTY DEED

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STATE TAX $ .15
PROBATE
CAPITAL
REC'D. & FILED
APR 26 1950
GEO. B. COBB
County Court Clerk
DAVIDSON COUNTY, TENN.

For and in consideration of the sum of $ ($1.00) ..... DOLLARS

cash in hand paid and for the love and affections I bear my daughter

and for other valuable considerations, I, Virginia Harvell,

have bargained and sold, and by these presents do transfer and convey unto the said Frances H. Ruffing, her

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

Land in Davidson County, Tennessee, being the southerly one-half of lot No. 406 on the plan of McGavock, Wetmore and Others' 2nd Addition, called the Addition to the Town of McGavock, as of record in book 21, page 41, Register's Office for said County.

Said part of lot No. 406 fronts 40 feet on the easterly side of 18th Avenue North, formerly Salem Street, and runs back 153 feet in a Easterly Direction on the Southerly line, and 147 feet, more or less on the Northerly line to a point and then 50 feet to a point running parallel with the alley on the Southerly margin.

Being the same property conveyed to J. H. Harvell and wife, Virginia Harvell, by deed from O. F. Weise, of record in book 842, page 312, said Register's Office.

The said Virginia Harvell retains a life interest in the above described property as long as she may live.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances H. Ruffing, her heirs and assigns, forever.

And I do covenant with the said Frances H. Ruffing that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Virginia Harvell do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Frances H. Ruffing, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of April, 1950, 194.

Virginia Harvell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Benton B. Hare, a Notary Public in and for said County and State, the within named Virginia Harvell

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 1950, 194

Commission expires October 17, 1950

Benton B. Hare
Notary Public

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