1939

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100----------DOLLARS

cash in hand paid by H. W. Caruthers and wife, Willie L. Caruthers, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption and agreement to pay by the grantees herein of the remaining unpaid balance of 24 notes dated August 1, 1946, 23 being in the original amount of $18.00 each, and the last for $18.00, with interest at 6% per annum, executed by W. W. Caruthers and secured by a vendor's lien of record in Book 1397, page 11, Register's Office for Davidson County, Tennessee, we, W. W. Caruthers and wife, Colleen Caruthers

have bargained and sold, and by these presents do transfer and convey unto the said H. W. Caruthers and wife, Willie L. Caruthers, 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. 12 on the unrecorded plan of the Core Subdivision and described according to a copy of a survey thereof made by Anderson and Gee, dated April, 1946, as follows: Beginning at a point in the southerly margin of Due West Avenue at the common corner of Lots Nos. 12 and 13; thence southerly with the line between said lots 150 feet to a point in the north line of Lot No. 17; thence westerly along the line between Lots Nos. 12, 17 and 18, 75 feet to the southeast corner of Lot No. 11; thence northerly with the line between Lots Nos. 11 and 12, 150 feet to the southerly margin of Due West Avenue; thence along the margin of said Avenue, easterly 75 feet to the beginning.

Being the same property conveyed to W. W. Caruthers by deed from Sallie Core Looney, a widow, of record in Book 1397, page 11, Register's Office for said County.

The above described property is conveyed subject to restrictive covenants of record in Book 1397, page 11, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. W. Caruthers and wife, Willie L. Caruthers, their

heirs and assigns, forever.

And we do covenant with the said H. W. Caruthers and wife, Willie L. Caruthers, 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 hereinabove set out.

And we, W. W. Caruthers and wife, Colleen Caruthers do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. W. Caruthers and wife, Willie L. Caruthers, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18 day of January, 1951

W. W. Caruthers

Colleen Caruthers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Cyril Oliver, a Notary Public in and for said County and State, the within named W. W. Caruthers and wife, Colleen Caruthers

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 Nashville, Tennessee, this 18 day of January, 1951

Commission expires ~~My Commission Expires~~ JULY 7, 1954

Cyril Oliver
Notary Public

24902

WARRANTY DEED

G-53608 dh FROM W. W. CARUTHERS ET UX

TO H. W. CARUTHERS ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of JAN A.D. 1951 at 2:32 o'clock P.M.
Noted in Book 14 Page 524
Recorded in Book ____ Page ____
Recording Fee $ 1.50
JAMES P. WILSON, Register
By T. J. Williams Dpt. Reg.

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