25026

WARRANTY DEED

FROM Ancil H. Minnis et al

TO William G. Crosby et ux

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of JAN 1951 at 11:34 A. M.
Noted in Book 74 Page 530
Recording Fee $1.50
Wm. R. Wilson, Register
By Dpty. Reg.

WARRANTY DEED J. R. WEST FORM THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of 10.00 ---------- Ten and no/100 ---------- DOLLARS

cash in hand paid by William G. Crosby and wife Christable Crosby, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the said William G. Crosby and wife having assumed a first mortgage of Twenty-five hundred and no/100 ($2500.00) Dollars, due and payable according to the terms and conditions of two (2) deeds of trust executed by L.C. Anderson and wife, Lola B. Anderson to E.B. Harpole, Trustee, both of which deeds are recorded as follows: Deed No. 1 is recorded in Book 1695, page 479, and the second trust deed is recorded in Book 1701, page 577, R.O.D.C. Tennessee; and the said William G. Crosby also having assumed 21 notes, being notes nos. 16-36, both inclusive, each for $48.68, the first one falling due February 1, 1951 and one falling due the first day of each and every month thereafter until all are paid, all payable to the order of L.C. Anderson and executed by Ancil H. Minnis and wife, Bertha Kelley Minnis to secure a debt of $1600.00 on the original purchase price. All of the said 21 notes contains interest at the rate of six per cent per annum within the face of each note. The balance of the $1600.00 debt due to L.C. Anderson shall be second and subordinate to the first mortgage described within. The balance of the $1600.00 debt as of date is $952.23 plus interest at the rate of six per cent per annum.

we, Anncil H. Minnis and wife, Bertha Kelly Minnis have bargained and sold, and by these presents do transfer and convey unto the said William G. Crosby and wife Christable Crosby, their 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 Lot No. 177 of Block No. 1, on the Plan of F. O. Beazley's McFerrin Addition to East Nashville, as of record in Book 57, page 136, Register's Office for Said County.

Said Lot No. 177 fronts 50 feet on the westerly side of Myrtle Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to L. C. Anderson and wife, Lola B. Anderson, by deed from Charles Moore, as of record in Register's Office Said County, and later conveyed to Anncil H. Minnis and wife, Bertha Kelly Minnis as of record in Book 1909, page 606, Register's Office Said County.

