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For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -

TEN & NO/100 - DOLLARS

Cash in hand paid by D. L. Pipkin and wife, Clera M. Pipkin and other good and valuable considerations, the receipt of which is hereby acknowledged including the assumption and agreement to pay by the grantees herein, the remaining unpaid balance of a note in the original amount of $9,000.00, executed by George M. Rader and wife, to Herschel Greer, Trustee, dated March 6, 1947, said note being secured by a Deed of Truste of record in Book 1459, page 403, Register's Office for Davidson County, Tennessee, Said Deed of Trust was assigned to The Prudential Insurance Company of America, by instrument dated May 16, 1947, of record in Book 1480, page 342, said Register's Office.

We, Frank E. Ratner and wife, Elizabeth Ratner

have bargained and sold, and by these presents do transfer and convey unto the said D. L. Pipkin and wife, Clera M. Pipkin

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

Being the westerly part of Lot No. 38 and the easterly part of Lot No. 39, on the plan showing subdivision of certain lots in Oak Hill Subdivision No. 1, as of record in Book 347, page 52, Register's Office for said County.

According to a survey made by E. J. Wilkinson, Surveyor, January 8, 1947, said parts of Lots Nos. 38 and 39 front together 79.5 feet on the northerly side of Cadillac Avenue and run back between parallel lines, parallel with and 32.5 feet east of the easterly margin of Roger Avenue, 213.5 feet to a de[illegible] line.

Being the same property conveyed to Frank E. Ratner and wife, Elizabeth Ratner, by deed from George M. Rader and wife, of record in Book 1773, page 75, 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 D. L. Pipkin and wife, Clera M. Pipkin their heirs and assigns, forever.

And we do covenant with the said D. L. Pipkin and wife, Clera M. Pipkin 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.

And we, Frank E. Ratner and wife, Elizabeth Ratner do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said D. L. Pipkin and wife, Clera M. Pipkin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of June, 1951.

Frank E. Ratner

Elizabeth Ratner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JAMES P. WILSON, a Notary Public in and for the County and State, the within named Frank E. Ratner and wife, Elizabeth Ratner

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 JUNE, 1951.

Commission expires July 6, 1954

James P. Wilson
Notary Public

41259 WARRANTY DEED FROM FRANK E. RATNER, ET UX TO D. L. PIPKIN, ET UX

RECEIVED FOR RECORD JUL 3 1951 AT 9:50 A.M. REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

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