K 2022

DOLLARS

cash in hand paid by Wylie J. Rutherford and wife Esther E. Rutherford, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, Bonnie Sloan Kleuver, an unmarried person

have bargained and sold, and by these presents do transfer and convey unto the said Wylie J. Rutherford and wife Esther E. Rutherford, their

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

Being lots Nos. 28 and 29 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for said County.
Said Lots Nos. 28 and 29 front together 100 feet on the easterly side of Joy Circle and run back between parallel lines, with the southerly margin of Joy Avenue, 150 feet to a dead line.
Being the same property conveyed to Carl J. Kleuver and wife, Bonnie Keluver, by deed from E. Stewart Hackney and wife, of record in Book 1638, page 397, Register's Office for said County, and being the same property title to which was decreed to Bonnie Sloan Kleuver, under decree of Part II of Chancery Court of Davidson County, Tennessee, in case of Karl J. Kleuver vs. Bonnie Sloan Kleuver, Rule No. 70155, entered in Minute Book 58, page 469, 470, Minutes of said Court.
Said property is conveyed subject to restrictive covenants of record in Book 1066, page 101, and Book 1086, page 208, Register's Office for said County.
Grantor agrees to give possession of said property on or before October 1, 1951.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wylie J. Rutherford and wife Esther E. Rutherford their heirs and assigns, forever.

And I do covenant with the said Wylie J. Rutherford and Esther E. Rutherford 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, except by taxes for 1951 which are prorated as of October 1, 1951.

And I, Bonnie Sloan Kleuver do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Wylie J. Rutherford and Esther E. Rutherford, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 25th day of September, 1951.

[redacted] Bonnie Sloan Kleuver

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hazel Mitchell [redacted], a Notary Public in and for said County and State, the within named Bonnie Sloan Kleuver

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 office, this 25th day of September, 19 51

Hazel Mitchell
Notary Public

My Commission Expires 1-10-54

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 1 day of OCT 1951 at 9:01 o'clock A M
Noted in Book 74 Page 420
Recorded in Book ... Page ...
Recording Fee ... $ 2.00
JAMES P. WILSON, Register
By ... Dpt. Reg.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
223 Third Ave., North
NASHVILLE, TENN.
Form 103

WARRANTY DEED
FROM Bonnie Sloan Kleuver
TO Wylie J. Rutherford et ux

49456

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