K 2034

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid by the grantees herein, and for other good and valuable considerations, receipt of all of which is hereby acknowledged, we,

VERNON RAGER and wife, EVA C. RAGER,

have bargained and sold, and by these presents do transfer and convey unto the said VINCENT RICHTER, JR. and wife, DOROTHY L. RICHTER, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the east part of Lot No. 41 and the west part of Lot No. 42, of Block "A", on the Map of Subdivision No. 3 of Life & Casualty Insurance Company Property, of record in Book 974, page 11, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of Park Circle, 30.5 feet west from the corner of Lots 42 and 43; thence southerly 171.6 feet to a point; thence westerly 30 feet to a point at the corner of Lots 41 and 42; and continuing with the south line of Lot 41, westerly 26 feet to an iron pin; thence northerly 165 feet, more or less, to an iron pin in the south margin of Park Circle, which is 16.6 feet east from the corner of Lots 40 and 41; thence with the margin of Park Circle, easterly 63.3 feet to a point, and continuing with the margin of the same, easterly 11.7 feet to the beginning.

Being property conveyed to Vernon Rager and wife, Eva C. Rager, by two deeds, one from W. T. Twitty and wife, of record in Book 2012, page 494, said Register's Office, and the other from George Carl Morgan and wife, of record in Book 2012, page 493, 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 VINCENT Richter, Jr., and wife, Dorothy L. Richter, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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, Vernon Rager and wife, Eva C. Rager do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of January, 19 52.

Vernon Rager

Eva C. Rager

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred Ramsey, a Notary Public in and for said County and State, the within named Vernon Rager and wife, Eva C. Rager, 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 2[illegible] day of [illegible], 19 52.

Commission expires [illegible]

Notary Public

WARRANTY DEED

FROM

VERNON RAGER et ux, EVA C. RAGER

TO

VINCENT RICHTER, JR. et ux, DOROTHY L. RICHTER

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