K 2037

For and in consideration of the sum of ——————($10.00)——————
——Ten dollars cash and other good and valuable considerations- --- - - -DOLLARS

Cash in hand paid by Charlie Richards and wife, Emma Lee Richards, and daughter Bernice Richards, receipt of which is hereby acknowledged.

We, Ben F. Brasselle and wife, Dessie Pilkinton Brasselle

_____ have bargained and sold, and by these presents do transfer and convey unto the said Charlie Richards and wife, Emma Lee Richards and daughter Bernice Richards

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. 24 on the Plan of United Electric Railway Company's Addition to Edgefield now East Nashville, as of record in Book 161, page 8, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the southerly side of East Side Avenue, formerly Ashworth Avenue, and runs back between parallel lines, with the westerly margin of South 20th Street, 150 feet to an alley.

Being the same property conveyed to Ben F. Brasselle and wife, Dessie Pilkinton Brasselle by deed from William A. Lowell and wife, of record in Book 1472, page 177, 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 Charlie Richards and wife, Emma Lee Richards and daughter Bernice Richards their heirs and assigns, forever.

And we do covenant with the said Charlie Richards and wife, Emma Lee Richards and daughter Bernice Richards 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, Ben F. Brasselle and wife, Dessie Pilkinton Brasselle do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Charlie Richards and wife, Emma Lee Richards and daughter Bernice Richards heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of February, 19 52

Ben F. Brasselle

Dessie Pilkinton Brasselle

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut G. Clayton, a Notary Public in and for said County and State, the within named Ben F. Brasselle and wife, Dessie Pilkinton Brasselle

the bargainor s, 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 office, this 26th day of February, 1952

Commission expires January 12, 1955

Marbut G. Clayton
Notary Public

61437

WARRANTY DEED

FROM

TO

Home Federal Savings & Loan Ass'n

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of FEB 1952 at 4:30 o'clock P.M.
Noted in Book 22 Page 237
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
C. McKinney

G 575