2038

For and in consideration of the sum of $ -FIVE ($5.00) - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged and the assumption by Sadie B. Estes of the balance of an indebtedness in the amount of $7,287.04 (Seven thousand two hundred eighty-seven and 04/100 Dollars) secured by a deed of trust executed by Claudius Bernard Smith and wife, to E.A. Covington, Trustee, of record in Book 1524, page 381, to secure Union Trust Company, one note dated August 27, 1947, for $9,000.00, and future advances, with interest at 4% per annum, both principal and interest payable $54.54 monthly, beginning October 1, 1947, balance Sept. 1, 1967.
By an instrument dated October 31, 1947, of record in Book 1547, page 540, the above debt was assigned to New York Life Insurance Company.

WE, GILBERT F. JONAS AND WIFE, MARY LOUISE JONAS

have bargained and sold, and by these presents do transfer and convey unto the said

SADIE B. ESTES

her 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. 26 of Block J on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County.

Said lot fronts 95 feet on the northerly side of Thompson Lane and runs back 84 feet on the westerly line and 111.7 feet on the easterly line to a dead line on which it measures 98 feet.

Being the same property conveyed to Gilbert F. Jonas and wife, Mary Louise Jonas, by deed from Claudius Bernard Smith and wife, of record in Book 1642, page 461, 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 SADIE B. ESTES HER heirs and assigns, forever.

And We do covenant with the said SADIE B. ESTES 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, GILBERT F. JONAS AND WIFE, MARY LOUISE JONAS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said SADIE B. ESTES Her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of February, 1952.

Gilbert F. Jonas

Mary Louise Jonas

~~STATE OF TENNESSEE~~ Missouri
~~County~~ (St. Louis)

Personally appeared before me, Jeanette E. Hohner, a Notary Public in and for said County and State, the within named GILBERT F. JONAS AND WIFE, MARY LOUISE JONAS

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 St. Louis, ~~Tennessee~~, this 23rd day of February, 1952.

Commission expires May 13, 1955

Jeanette E. Hohner
Notary Public

PRITCHETT & CO.

WARRANTY DEED

FROM

GILBERT F. JONAS AND WIFE,

MARY LOUISE JONAS

TO 61574

SADIE B. ESTES

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 [illegible] of MAR 1952
at 1:50 o'clock
Noted in Book 77 Page 363
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible]

Published by [illegible]

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