2086

For and in consideration of the sum of TEN AND NO/100ths - ($10.00) DOLLARS

cash in hand paid by CLAUDE J. RACHARD and wife, MARIAN B. RACHARD, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, WILLIAM C. NOLL and wife, NICY M. NOLL, have bargained and sold, and by these presents do transfer and convey unto the said CLAUDE J. RACHARD and wife, MARIAN B. RACHARD, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly half of Lot No. 10 and the northerly half of Lot No. 11 of block "D" on the map of Woodmont Lane Homesites, as of record in book 1130, page 13, Register's Office for said County, described according to a survey made by S. R. Sanford, Jr., Surveyor, August 3, 1946, as follows:

Said parts of lots Nos. 10 and 11 front together 100 feet on the westerly side of Estes Avenue and run back 177.75 feet on the northerly line and 186.65 feet on the southerly line to a dead line, measuring 100.3 feet thereon.

Being the same property conveyed to William C. Noll and wife, Nicy M. Noll, by deed from Vincent Anson and wife, of record in book 1966, page 199, said Register's Office.

The above property is conveyed subject to restrictions in book 1130, page 13, and in book 1153, page 230, Register's Office for said County.

Taxes for the year 1952 to be paid by purchasers, same having been prorated as of date of deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLAUDE J. RACHARD and wife, MARIAN B. RACHARD, their heirs and assigns, forever.

And we do covenant with the said CLAUDE J. RACHARD and wife, MARIAN B. RACHARD, 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, except as hereinbefore set out.

And we, WILLIAM C. NOLL and wife, NICY M. NOLL, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said CLAUDE J. RACHARD and wife, MARIAN B. RACHARD, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of June, 1952

William C. Noll

Nicy M. Noll

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Lowell, a Notary Public in and for said County and State, the within named WILLIAM C. NOLL and wife, NICY M. NOLL

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 office, this 27 day of June 1952

Commission expires July 11 1955 Louise Lowell Notary Public

(Seal: LOUISE SOWELL [illegible] NOTARY PUBLIC DAVIDSON CO. TENN.)

WARRANTY DEED 71397

FROM

WILLIAM C. NOLL and wife

NICY M. NOLL

TO

CLAUDE J. RACHARD and wife

MARIAN B. RACHARD

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Rec. 3:33 JUN 27 1952
78 2.00

DOCUMENTARY

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