K 2088

For and in consideration of the sum of $ 16,000.00 -

Sixteen Thousand and No/100 - **DOLLARS**

Cash in hand paid by Olen Bain and wife, Ellen Parker Bain, the receipt of which is hereby acknowledged, we,

JOHN RICHARD MOORE AND WIFE, LADYEFRANCES MOORE

have bargained and sold, and by these presents do transfer and convey unto the said Olen Bain and wife, Ellen Parker Bain

their 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. 40 on the Map of Rich's Re-Subdivision of Lots in Stokes and Marshall's Subdivision, as of record in Book 547, page 172, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on the northerly side of Acklen or Marshall Avenue and runs back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to John Richard Moore by deed from Sam Garfinkle and wife, of record in Book 982, page 311, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 888, page 345, and in Book 915, page 526, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Olen Bain and wife, Ellen Parker Bain their heirs and assigns, forever.

And we do covenant with the said Olen Bain and wife, Ellen Parker Bain 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 1952 taxes which have been prorated and are hereby assumed by the purchasers.
And we, John Richard Moore and wife, LadyeFrances Moore do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Olen Bain and wife, Ellen Parker Bain their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of July, 19 52.

John Richard Moore

LadyeFrances Moore

STATE OF ~~TENNESSEE~~ Alabama
~~Davidson~~ County

Personally appeared before me, Alice B. Frazer ~~1st Assistant Secretary Lady Assistant~~, a Notary Public in and for said County and State, the within named John Richard Moore and wife, LadyeFrances Moore

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 Mobile Ala., ~~Tennessee~~, this 15th day of July, 19 52.

Commission expires July 23, 1954

Alice B. Frazer
Notary Public

LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED

FROM

JOHN RICHARD MOORE AND WIFE,

LADYEFRANCES MOORE

TO

OLEN BAIN AND WIFE,

ELLEN PARKER BAIN

9 1953 1-515

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