2089

For and in consideration of the sum of $ - - - - - ($16,500.00)- - - - - - - - - - -

SIXTEEN THOUSAND FIVE HUNDRED & No/100ths- - - - - - - - - - **DOLLARS**

cash in hand paid, receipt of which is hereby acknowledged, we, Frank E. Ratner and wife, Elizabeth Ratner, and J. D. Misber,

have bargained and sold, and by these presents do transfer and convey unto the said Hubert S. Anderson and wife, Lounette M. Anderson, 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. 12 of Block 6 on the Map of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for said County, described as follows:
Beginning at a point on the easterly margin of 32nd Avenue South at the northeast corner of said 32nd Avenue South and Hillside Drive; thence with the easterly margin of said 32nd Avenue South, northwardly 210 feet to the common corner of Lots Nos. 11 and 12; thence with the line between said lots Nos. 11 and 12, southeastwardly 152.5 feet to a point on the northwesterly margin of Hillside Drive; thence with the northwesterly margin of said Hillside Drive, southwestwardly 150.5 feet to the beginning.
Being the same property conveyed to Frank E. Ratner and J. D. Misber, by deed from Alex Brown and wife, Tillie Mae Brown, of record in Book 2827, page 266, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hubert S. Anderson and wife, Lounette M. Anderson, their **heirs and assigns, forever.**

And we **do covenant with the said** Hubert S. Anderson and wife, Lounette M. Anderson, **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, Frank E. Ratner and wife, Elizabeth Ratner, and J. D. Misber, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Hubert S. Anderson and wife, Lounette M. Anderson, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 24 day of July, 19 52.

J. D. Misber

Frank E. Ratner

Elizabeth Ratner

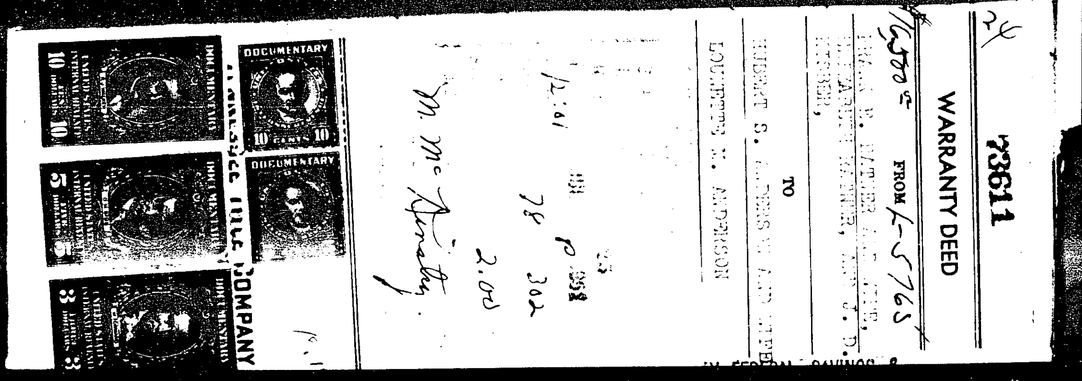
STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary C. Mannarelli, a Notary Public in and for said County and State, the within named Frank E. Ratner and wife, Elizabeth Ratner, and J. D. Misber, the bargainor, 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 24 day of July, 19 52.

Commission expires July 11, 1953

Mary C. Mannarelli
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.



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