2102

C. H. [illegible] JR.
ATTORNEY

WARRANTY DEED Form 1062 Published by Tennessee Title Company

For and in consideration of the sum of $ 800.00

- - - - - - - - - - EIGHT HUNDRED AND NO/100 - - - - - - - - - - - - - DOLLARS

cash in hand paid by Albert D. Elliott and wife, Mary Frances Elliott, receipt of which is hereby acknowledged, and for the further consideration the grantees herein assume and agree to pay the remaining unpaid principal balance of a note in the original amount of $6500.00 and future advances, dated April 9, 1949, executed by George J. Ruck and wife, payable to Guaranty Mortgage Company of Nashville, with interest at 4% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 1702, page 33, Register's Office for Davidson County, Tennessee, said indebtedness having been assigned to New York Life Insurance Company, by an instrument of record in Book 1864, page 301, Register's Office for Davidson County, Tennessee,

we, George J. Ruck and wife, Anita Ruck,

have bargained and sold, and by these presents do transfer and convey unto the said Albert D. Elliott and wife, Mary Frances Elliott, 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. 28 and the East one-half of Lot No. 29, of Block "B" on the Revised Map of Rainbow Terrace Subdivision as of record in Book 1130, page 85, Register's Office for said County.
Said Lot and part of said lot adjoin and front together 75 feet on the southerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.
Being the same property conveyed to George J. Ruck and wife, Anita Ruck, by deed from Carl B. Brown, Jr. and wife, of record in Book 1348, page 585, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1380, page 88, 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 Albert D. Elliott and wife, Mary Frances Elliott, their heirs and assigns, forever.

And we do covenant with the said Albert D. Elliott and wife, Mary Frances Elliott, 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 hereinabove set out.
And we, George J. Ruck and wife, Anita Ruck do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Albert D. Elliott and wife, Mary Frances Elliott, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of February, 19 52.

George J. Ruck

Anita Ruck

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named George J. Ruck

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 19 52.

My Commission Expires [illegible], 1952

Commission expires

Notary Public

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