K 2136

For and in consideration of the sum of $ _____

Five Hundred Fifty ($550.00) and no/100---------- DOLLARS

cash in hand paid by Thomas N. Cripps and wife, Ruth Cripps, the receipt of which is hereby acknowledged.

We, James O. Cripps and wife, Eloise D. Cripps,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas N. Cripps and wife, Ruth Cripps, 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. 37 of Block No. 4 on the plan of Berryville, W. A. Bryan's sub-division of the Berry Tract, as of record in book 421, page 117, Register's Office for said County. Said lot No. 37 fronts 50 feet on the easterly side of Wood Avenue and runs back between lines 367 feet, more or less, with the northerly margin of Fourth Street to the right-of-way of the N. C. & St. L. Railway, measuring 50½ feet thereon.

Being the same property conveyed to James O. Cripps and wife, Eloise D. Cripps by deed from L. T. Rieves, R. L. Rieves, Jr., Robert Owen White, Lorine W. Jones, Houston R. White, Frank H. Rieves, J. E. Rieves and Bessie R. Eggstein, being the only heirs- at law of Mollie Rieves, deceased, of record in book 2103, page352, said Register's Office of 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 Thomas N. Cripps and wife, Ruth Cripps, their heirs and assigns, forever.

And we do covenant with the said Thomas N. Cripps and wife, Ruth Cripps 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas N. Cripps and wife, Ruth Cripps their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 31 day of January, 1953.

James O. Cripps

Eloise D. Cripps

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, C. L. Ferrell, a Notary Public in and for said County and State, the within named James O. Cripps and wife, Eloise D. Cripps

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 Old Hickory, Tennessee, this 31 day of January, 1953.

Commission expires August 1-1954

C. L. Ferrell
Notary Public

WARRANTY DEED

FROM James O. Cripps et al

TO Thomas N. Cripps et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record FEB 20 1953
at 1:37 o'clock P.M.
Noted in Book 4889 Page
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

Published by
TENNESSEE TITLE
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HERBERT 10M 11-49

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