2139

For and in consideration of the sum of $ 10.00

---TEN AND NO/100--- DOLLARS

Cash paid by Gus L. Bailey and Wife, Alice Bailey, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the said Gus L. Bailey and Wife, Alice Bailey of $6,239.73 being the unpaid principal balance of mortgage to Miller Kimbrough, Trustee, to secure Kimbrough-Phillips Company one note for $6,725.00 at 4% per annum, monthly installments of $35.51 which include principal and interest, commencing 1st. Day of May 1950 and through March 1975, of record in Book 1823, Page 211, Register's Office for Davidson County, Tennessee.

We, V. L. McEwen and Wife, Louise F. McEwen have bargained and sold, and by these presents do transfer and convey unto the said Gus L. Bailey and Wife, Alice Bailey their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land near Nashville, in Davidson County, Tennessee, being Lot No. 9 of Block G, on the Map of Croleywood Subdivision, Section II, as of record in Book 1130, Page 100 Register's Office for Davidson County, Tennessee.

Said Lot No. 9 of Block G fronts 79 feet on the northeasterly side of Croley Drive, and runs back between lines 147.9 feet on the east line and 140.8 feet on the west line to a dead line in the rear on which it measures 82 feet.

Being the same property conveyed to V. L. McEwen and Wife, Louise F. McEwen, by deed from Jake C. Simpler and Wife, Tommie L. Simpler of record in Book 2046, Page 67, Register's Office for Davidson County, Tennessee.

Property conveyed subject to Restrictive covenants of record in Book 1372, Page 665, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 1130, Page 100 Register's Office for Davidson County, Tennessee, shows a 30 foot setback from Croley Drive, and a 10 foot easement along rear of lot for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gus L. Bailey and Wife, Alice Bailey their heirs and assigns, forever.

And We do covenant with the said Gus L. Bailey and Wife, Alice Bailey 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 herein recited and 1953 taxes which have been pro-rated and Purchaser will pay when due.

And We, V. L. McEwen and Wife, Louise F. McEwen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gus L. Bailey and Wife, Alice Bailey their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of March, 1953.

V. L. McEwen

Louise F. McEwen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named V. L. McEwen and Wife, Louise F. McEwen

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 Nashville, Tennessee, this 20th day of March, 1953

Commission expires: Jan. 29, 1955

Thelma Neal
Notary Public

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13997 WARRANTY DEED

FROM

V. L. McEWEN AND WIFE,

LOUISE F. McEWEN

TO

GUS L. BAILEY AND WIFE,

ALICE BAILEY

$41.93

24 MAR 1953

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TENNESSEE TITLE COMPANY

JOHN G. WHITE REALTY CO.

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