2139

For and in consideration of the sum of $ Thirty-Two Thousand Five Hundred & NO/100ths
($32,500.00) - DOLLARS
paid and to be paid by KENNETH S. BRAKE and wife, NELLE C. BRAKE, as follows:
$16,408.10 cash in hand paid, the receipt of which is hereby acknowledged. For the balance of $16,091.90 the said Kenneth S. Brake and wife, Nelle C. Brake hereby assume and agree to pay the sum of $16,091.90 representing the principal balance of a loan in the original amount of $17,000.00 secured by Deed of Trust to Ferriss C. Bailey, Trustee, of record in Book 1965, page 189, Register's Office for Davidson County, Tenn.
We, Read S. Ruggles and wife, Lottie I. Ruggles,

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH S. BRAKE and wife, NELLE C. BRAKE, 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. 7 on the Map of Section II, West Meade Farms, Inc., as of record in Book 1424, page 93, Register's Office for said County, and described as follows:
Beginning at a point in the easterly margin of Jocelyn Hollow Road, at the corner of Lots Nos. 6 and 7; thence with the line between said lots southeasterly 438 feet to a point, thence northeasterly 268.7 feet to the margin of a 50-foot unnamed Street; thence with the margin of the same northwesterly 413.1 feet to the beginning of a curve; thence around said curve westerly 39.3 feet to the margin of Jocelyn Hollow Road; thence with the margin of the same southwesterly 214.5 feet to the beginning.
Being the same property conveyed to Read S. Ruggles and wife, Lottie I. Ruggles, by deed from West Meade Farms, Inc., of record in Book 1309, page 601, said Register's Office.

Conveyance made subject to restrictions of record in Book 1710, page 218, and 100 foot set back line from Jocelyn Hollow Road, a 50 foot set back line from a 50-foot unnamed street, and a 20 foot easement along the easterly line of the lot for public utilities.

Taxes for 1953 to be paid by purchasers, same having been pro-rated.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KENNETH S. BRAKE and wife, NELLE C. BRAKE, their heirs and assigns, forever.

And we do covenant with the said KENNETH S. BRAKE and wife, NELLE C. BRAKE, 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 hereinbefore set out.

And we, READ S. RUGGLES and wife, LOTTIE I. RUGGLES do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said KENNETH S. BRAKE and wife, NELLE C. BRAKE their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23 day of March, 1953.

Read S Ruggles
Lottie I. Ruggles

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named READ S. RUGGLES and wife, LOTTIE I. RUGGLES

the bargainors, 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 23 day of March, 1953.

Commission expires [illegible] 195[illegible] [illegible]
Notary Public

DO NOT PUBLISH 94310

WARRANTY DEED

FROM

READ S. RUGGLES ET UX

TO

KENNETH S. BRAKE ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of MAR 1953
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] Dep. Reg.

PROVIDENT TRUST CO.

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