2141

For and in consideration of the sum of $Seven Thousand Five Hundred and No/100ths - - - - -

- - - - - - - - - - - - - - - ($7,500.00) - - - - - - - - - - - - - - - - - - DOLLARS

paid and to be paid by ARTHUR L. TRIBKE, JR. and wife, GENEVIEVE E. TRIBKE, as follows: $1,561.11 cash, the receipt of which is hereby acknowledged. For $5,935.89 the said Arthur L. Tribke, Jr. and wife, Genevieve E. Tribke hereby assume and agree to pay $5,935.89, representing the unpaid balance of a note in the original amount of $6,300.00 secured by Deed of Trust to Chas. F. Lovell, Trustee, of record in Book 1564, Page 389, and the unpaid balance of a note in the original amount of $1,025.00 secured by Deed of Trust to Chas. F. Lovell, Trustee, of record in Book 1564, Page 316, Register's Office for Davidson County, Tenn., with interest at 4% per annum.

We, ROGER B. THORNTON and wife, DOROTHY LEE THORNTON,

have bargained and sold, and by these presents do transfer and convey unto the said ARTHUR L. TRIBKE, JR. and wife, GENEVIEVE E. TRIBKE, 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. 61 on the Plan of Tuggle Heights Subdivision, as of record in Book 1130, page 90, Register's Office for said County. Said Lot No. 61 fronts 60 feet on the west side of Wingate Avenue and runs back between lines, 202 feet on the north line, 203.2 feet on the south line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Roger B. Thornton and wife, Dorothy Lee Thornton, by deed from J. E. Moss and wife, of record in Book 1553, page 393, said Register's Office.

The above described property is conveyed subject to a 40-foot set-back line from Wingate Avenue and a 10-foot easement along the rear of the lot for public utilities by instrument of record in Book 1130, Page 90, 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 ARTHUR L. TRIBKE, JR. and wife, GENEVIEVE E. TRIBKE, their heirs and assigns, forever.

And we do covenant with the said ARTHUR L. TRIBKE, JR. and wife, GENEVIEVE E. TRIBKE, 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 taxes for 1953, which are assumed by purchasers, same having been prorated. And we, ROGER B. THORNTON and wife, DOROTHY LEE THORNTON, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ARTHUR L. TRIBKE, JR. and wife, GENEVIEVE E. TRIBKE, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness My hand this 1 day of April, 1953.

Roger B. Thornton

Dorothy Lee Thornton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named ROGER B. THORNTON and wife, DOROTHY LEE THORNTON, 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 4 day of Apr, 1953.

Commission expires July 11-1953

[illegible]
Notary Public

95340

WARRANTY DEED

FROM
ROGER B. THORNTON, ET UX

TO
ARTHUR L. TRIBKE, JR. ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 6th day of APR 1953 at 11:19 o'clock A.M.
Noted in Book 21 Page 74
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES B. WILSON, Register
By [illegible] D.R.

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TENNESSEE TITLE COMPANY
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HERMITAGE

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