K 2143

For and in consideration of the sum of $ 10.00

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

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of $6,504.31 of a note in the original amount of $6,900.00, dated September 1, 1950, executed by Ruth B. Anderson, unmarried, payable to Commerce Union Bank, 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 1895, page 169, Register's Office for Davidson County, Tennessee, said note having been assigned to East River Savings Bank, by an instrument of record in Book 2074, page 391, Register's Office for said County,

we, Ralph E. Baldock and wife, Virginia Mae Baldock,

have bargained and sold, and by these presents do transfer and convey unto the said H. H. RATE and wife, ALICE CRUTCHER RATE, 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. 19 on the Plan of Washburn Heights, as of record in Book 1835, page 1, Register's Office for said County, and described as follows:
Said Lot No. 19 fronts 55 feet on the north side of Live Oak Road and runs back between lines, 166.8 feet on the east line and 135.7 feet on the west line to a dead line in the rear on which it measures 113 feet.
Being the same property conveyed to Ralph E. Baldock and wife, Virginia Mae Baldock, by deed from Ruth B. Anderson, unmarried, of record in Book 2010, page 143, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1795, page 133, and restrictions of record in Book 1850, page 433, 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 H. H. Rate and wife, Alice Crutcher Rate, their

heirs and assigns, forever.

And we do covenant with the said H. H. Rate and wife, Alice Crutcher Rate,

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 by 1953 taxes which the grantees herein assume and agree to pay.
And we, Ralph E. Baldock and wife, Virginia Mae Baldock

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. H. Rate and wife, Alice Crutcher Rate, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of April, 1953

Marjorie T. Krueger — Ralph E. Baldock

[illegible] — Virginia Mae Baldock

STATE OF ~~TENNESSEE~~ GEORGIA
~~XXXXX~~ County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ralph E. Baldock and wife, Virginia Mae Baldock

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 DeKalb County, ~~Tennessee~~, this 1st day of April, 1953

Commission expires ~~Notary Public, DeKalb County, Ga.~~ My Commission Expires June 8, 1956

[illegible]
Notary Public

WARRANTY DEED

FROM Ralph E. Baldock et ux

TO H. H. Rate et ux

97166

Recorded in Book 2250 Page 280 Apr 23 1953

Recording Fee $1.00

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