2144

For and in consideration of the sum of $ - - - - - - - - - $10.00 - - - - - - - - - - - - -

TEN AND NO/100 - DOLLARS

Cash in hand paid by Brenes A. Moore and wife, Mattie Z. Moore, the receipt of which is hereby acknowledged by the grantors herein; and for the further consideration that the said Brenes A. Moore and wife, Mattie Z. Moore, agree to assume and pay the present balance of a note in the original sum of $6,950.00, dated March 24, 1950, payable $42.12 monthly, beginning May 1, 1950, including interest at the rate of 4% per annum, and payable to the Nashville Trust Company. Said note is secured by a deed of trust recorded in Book 1825, page 131, Register's Office for Davidson County, Tennessee,

We, Julius E. Collins and wife, Nell K. Collins

have bargained and sold, and by these presents do transfer and convey unto the said BRENES A. MOORE and wife, MATTIE Z. MOORE their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lots Nos. 1, 2 and 3, Block B, on the Plan of the Resubdivision of Power and Roth's Madison Park, as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee, and described together as follows:

BEGINNING at a point, the northeast intersection of Oakdell Avenue and Madison Boulevard; thence with the margin of Oakdell Avenue northerly 162 feet to the corner of Lots 3 and 4; thence with the line between said lots easterly 145 feet to the west line of Lot 39; thence with the line of the same, southerly 88 feet to the margin of Madison Boulevard; thence with the margin of the same in a southwesterly direction, around a curve, 163 feet to the beginning. Being the same property conveyed to Julius E. Collins and wife, by deed from Frederick R. Bell and wife, of record in Book 2142, page 57, Register's Office for 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 Brenes A. Moore and wife, Mattie Z. Moore - their heirs and assigns, forever.

And we do covenant with the said Brenes A. Moore and wife, Mattie Z. Moore 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 recited above and for the 1953 taxes, which have been prorated and assumed by the grantees.

And we, Julius E. Collins and wife, Nell K. Collins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Brenes A. Moore and wife, Mattie Z. Moore - - - - - - - - - their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of April, 1953.

Julius E. Collins

Nell K. Collins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Julius E. Collins and wife, Nell K. Collins

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 Madison, Tennessee, this 18 day of April, 1953.

Commission expires [illegible]

Notary Public

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
of Title Insurance
and Trust Company

Published by

[illegible]

STATE OF TENNESSEE
DAVIDSON COUNTY

Received in Book 2071 MAY 20 1953 at 1 P.M.
and recorded in Book 2071 page 190
Fees $2.00
[illegible]

WARRANTY DEED

FROM

JULIUS E. COLLINS AND WIFE,
NELL K. COLLINS

TO

BRENES A. MOORE AND WIFE,
MATTIE Z. MOORE

97699

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