K 2150

For and in consideration of the sum of $ 2,500.00,

- - - - TWO THOUSAND FIVE HUNDRED AND NO/100 - - - DOLLARS

Of which $1,325.85 has been paid in cash by the grantees herein, receipt of which is hereby acknowledged, and for the remainder the grantees herein assume and agree to pay the remaining unpaid balance of a note executed by grantors herein, dated April 2, 1952, for the original amount of $1,500.00, (unpaid balance being $1174.15), payable to Noel B. Nokes and W. H. Freeman, payable $50.00 monthly, including 6% interest, and secured by vendor's lien retained in the deed of record in Book 2046, page 374, Register's Office for Davidson County, Tennessee, we, John W. Starnes and wife, Bette E. Starnes,

have bargained and sold, and by these presents do transfer and convey unto the said GENERAL J. PRATT, JR. AND WIFE, LARA NADINE PRATT,

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. 1 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for said County.
Said Lot No. 1 is described as beginning at a point in the easterly margin of Knobdale Road, the common corner of Lots 1 and 2; thence with the line between said lots, easterly 200 feet to a point; thence southerly 200 feet to a point in the northerly margin of Lumar Lane; thence with the margin of said Lane, westerly 180 feet to the beginning of a curve; thence along said curve, northwesterly 31.42 feet to the easterly margin of Knobdale Road; thence with the margin of said road, norththerly 130 feet to the beginning.

Being the same property conveyed to John W. Starnes and wife, Bette E. Starnes, by deed from Noel B. Nokes et al, of record in Book 2046, page 374, 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 General J. Pratt, Jr. and wife, Lara Nadine Pratt, their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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 set forth, and by 1953 taxes, which the grantees herein assume and agree to pay.
And we, the grantees herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of March, 1953.

John W. Starnes
Bette E. Starnes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Freeman, a Notary Public in and for said County and State, the within named John W. Starnes and wife, Bette E. Starnes, 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 10th day of March, 1953.

Commission expires

W. H. Freeman
Notary Public

WARRANTY DEED
G-8852 - mk
FROM JOHN W. STARNES ET UX
102319
TO GENERAL J. PRATT, JR. ET UX

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record this 18 day of JUN 1953 at 10:41 A.M. and recorded in Book 2091, page 391
$0.20
Register

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