K 2152

For and in consideration of the sum of $ 10.00, ASTERISKS
- - - - - - - TEN AND NO/100 - - - - - - - - - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of a note in the original amount of $39,300.00, executed by Edward Sharman and wife, dated December 12, 1951, with 4% interest, payable to The Prudential Insurance Company of America, both principal and interest payable $56.36 monthly, and secured by deed of trust of record in Book 2064, page 273, Register's Office for Davidson County, Tennessee,

We, Frank B. Lawrence and wife, Mattie Forbes Lawrence, - - -

have bargained and sold, and by these presents do transfer and convey unto the said Walter W. Ragsdale and wife, Annie P. Ragsdale,

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. 17 of Block "F" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot 17 fronts 70 feet on the westerly side of Erica Place and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Frank B. Lawrence and wife, Mattie Forbes Lawrence, by deed from James Edward Sharman and wife, of record in Book 2036, page 327, 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 Walter W. Ragsdale and wife, Annie P. Ragsdale, 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 by 1953 taxes, which the grantees assume and agree to pay, and by the indebtedness herein set out. And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of July, 19 53.

Frank B. Lawrence

Mattie Forbes Lawrence

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Frank B. Lawrence and wife, Mattie Forbes Lawrence, 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 13th day of July, 19 53.

Commission expires July 15, 1956.

Notary Public -State-At-Large

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
JUL 14 1953
at 9 o'clock A.M.
Recorded in Book 3274 page 40
Register's Fee .20
Net Fee

WARRANTY DEED
G-9036-mk
FROM
Frank B. Lawrence et ux
104552
TO
Walter W. Ragsdale et ux
REGISTERS OFFICE
PLEASE PUT IN RENN. TITLE CO. BOX

10

G 618