K 2154

For and in consideration of the sum of $ 10.00

--TEN AND NO/100-- DOLLARS

Cash paid by Gladys Nunn, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the said Gladys Nunn of $7,073.26 being the unpaid principal balance of mortgage executed by Eugene Bingham and Wife, Mary J. Bingham to Herschel Greer, Trustee, of record in Book 1841, Page 369, Register's Office for Davidson County, Tennessee, to secure to Guaranty Mortgage Company of Nashville one note, dated May 24, 1950, for the principal sum of $7,950.00 payable $48.18 per month, including principal and interest at 4% per annum, beginning June 1, 1950, balance May 1, 1970.

We, Eugene Bingham and Wife, Mary J. Bingham

have bargained and sold, and by these presents do transfer and convey unto the said Gladys Nunn her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 14 on the Map of J. B. Hancock's East End Addition, of record in Book 57, Page 133, Register's Office for Davidson County, Tenn.

Said Lot No. 14 fronts 50 feet on the southerly side of Sharpe Avenue and runs back between lines 146.64 feet on the west line and 145.55 feet on the east line to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Eugene Bingham and Wife, Mary J. Bingham by deed from Leonora W. Miller, of record in Book 1848, Page 813, 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 Gladys Nunn her heirs and assigns, forever.

And we do covenant with the said Gladys Nunn 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 recited and 1953 Taxes which have been pro-rated and Purchaser will pay when due. And We, Eugene Bingham and Wife, Mary J. Bingham do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gladys Nunn her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of July, 19 53.

Eugene Bingham

Mary J. Bingham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~Thelma Neal~~ Margaret V. Yarbrough a Notary Public in and for said County and State, the within named Eugene Bingham and Wife, Mary J. Bingham

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 Nashville, Tennessee, this 18th day of July 19 53.

Commission expires Jan. 29, 1955 (Jan. 29, 1957)

Margaret V. Yarbrough
Notary Public

NOTARY PUBLIC
MARGARET V. YARBROUGH
MY COMMISSION EXPIRES
JAN. 29, 1955
DAVIDSON COUNTY, TENN.

WARRANTY DEED

1614

FROM EUGENE BINGHAM AND WIFE,

MARY J. BINGHAM

TO

GLADYS NUNN

105402

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
JUL 23 1953
at 1:21 P.M.
Book 2200
Page 80
Register

Published by

JOHN C. WHITE REALTY CO.

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