2155

For and in consideration of the sum of $ 9,000.00 -

Nine Thousand and No/100 - DOLLARS

Cash in hand paid by Ray Neufeldt and wife, Frances E. Neufeldt, the receipt of which is hereby acknowledged, we,

W. F. RADER and wife, GLADYS RADER

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

Land in Davidson County, Tennessee, being Lot No. 156 on the Map of Sterling Heights, Section V, as of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 85 feet on the northerly side of Jonell Drive and runs back between lines 160.8 feet on the westerly line and 172.8 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 50 feet.

Being a part of the property conveyed to W. F. Rader by warranty deed from Charles R. Hazelwood and wife, Mary K. Hazelwood of record in Book 2107, page 492, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 1787, page 427, and in Book 1914, page 500; and the plan of record in Book 1835, page 37, Register's Office for said County which shows a 65 foot set-back line from Jonell Drive and a 10 foot easement for public utilities on the easterly margin and along the rear of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ray Neufeldt and wife, Frances E. Neufeldt their heirs and assigns, forever.

And we do covenant with the said Ray Neufeldt and wife, Frances E. Neufeldt 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 1953 taxes which have been prorated and are hereby assumed by the purchasers.

And we, W. F. Rader and wife, Gladys Rader do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ray Neufeldt and wife, Frances E. Neufeldt their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of August, 1953.

W F Rader

Gladys Rader

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named W. F. Rader and wife, Gladys Rader 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 3rd day of August, 1953.

Commission expires July 6, 1955

O. G. Jones, Notary Public

106833

WARRANTY DEED

FROM

W. F. RADER AND WIFE,

GLADYS RADER

TO

RAY NEUFEDLT AND WIFE,

FRANCES E. NEUFELDT

GUARANTY MORTGAGE CO. OF NASHVILLE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 4 day of AUG 1953
at 9:50 o'clock A.M. and duly recorded in book 8W No. 5774
Recording Fee $3.00

JAMES F. WILKINS, Register
By M. McKinley D.C.

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