2195

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

TEN*** DOLLARS and other valuable considerations paid and in further consideration of the assumption by RICHARD GARDNER and wife, CARRIE MAI GARDNER, of the principal balance now due on a certain promissory note, dated March 6, 1950, in the original amount of $7,000.00, payable to Pirtle-Woodard Realty Co., bearing 4% interest per annum, payable $42.42 monthly, secured by a trust deed to Alex Pirtle, Jr., Trustee, of record in Book 1821, page 531, RODC,

We, ALBERT H. CARUTHERS and wife, ALMA S. CARUTHERS, have bargained and sold, and by these presents do transfer and convey unto the said RICHARD GARDNER and wife, CARRIE MAI GARDNER, 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. 30 on the map of Fairview Addition to Nashville, of record in Book 57, page 94, R.O.D.C.

Said Lot No. 30 fronts 50 feet on the northerly side of Argyle, formerly Fairview, Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Albert H. Caruthers and wife, Alma S. Caruthers, by deed from William C. Lazenby and wife, Dorothy Nell Gupton Lazenby, of record in Book 2136, page 589, R.O.D.C., Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RICHARD GARDNER and wife, CARRIE MAI GARDNER, their heirs and assigns, forever.

And we do covenant with the said RICHARD GARDNER and wife, CARRIE MAI GARDNER 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 above.

And we, ALBERT H. CARUTHERS and wife, ALMA S. CARUTHERS, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said RICHARD GARDNER and wife, CARRIE MAI GARDNER, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 31 day of August, 1953.

Albert H. Caruthers

Alma S. Caruthers

STATE OF TENNESSEE
Davidson County

Personally appeared, before me, Wayne Hammontree, a Notary Public in and for said County and State, the within named ALBERT H. CARUTHERS and wife, ALMA S. CARUTHERS 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 31 day of August, 1953.

Commission expires Nov 16 1956

Wayne Hammontree
Notary Public

WARRANTY DEED

FROM 109539

ALBERT H. CARUTHERS et ux.

TO

RICHARD GARDNER et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record SEP 8 day of 1953 at 10:56 A.M.
Recorded in Book 2195 Page 599
Fee $2.20
WILSON, Register
by [illegible] D.C.

Real Estate
TITLE AND ESCROW
"A GUARANTEED TITLE"
120 UNION STREET
NASHVILLE, TENN.

2195

599