K 2199

For and in consideration of the sum of $ $10.00

Ten and no/100 DOLLARS

Cash in hand paid by J. C. Eller & wife Laura Mae Eller receipt of which is hereby acknowledged and other valuable considerations which include the assumptionx of an unpaid balance on a premissery lien note to the Madison Bank & Trust Co. in the amount of $3,866.13 with interest at 5½%.

In further consideration it is understood and agreed that C. M. Eller is to retain the use of that part of the premises known as Cabin No. 1x as long as it is used as a home by C. M. Eller, except in event of sale of property by said J. C. Eller, et ux and all obligations in connection with this instrument are discharged in full said C. M. Eller will no longer retain use of above mentioned part of said property and agrees to give possesion of same within 30 days from date of such sale.

I, C. M. Eller have bargained and sold, and by these presents do transfer and convey unto the said J. C. Eller & wife Laura Mai Eller their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lots Nos. 2 & 3 on the Map of Madison Annex Subdivsion as of record in Book 843, Page 32 RODC. Said Lots adjoin and front together 200 feet on the Westerly side of the Gallatin Road and run back between lines 373.8 feet on the north line of Lot No. 3 and 406.5 feet on the south line of Lot No. 2 to the east line of the right-of-way of the L & N Railroad, measuring 202 feet thereon.

Being the same ~~land~~ property conveyed by deed from James L. Green, et ux to C. M. Eller as of record in Book 2032 Page 200 RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. C. Eller & wife Laura Mai Eller their heirs and assigns, forever.

And I do covenant with the said J. C. Eller & wife Laura Mai Eller that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.
Except as hereinabove set out
And I, C. M. Eller do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said J. C. Eller and wife Laura Mai Eller their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 6 day of January, 19 53.

C. M. Eller

STATE OF TENNESSEE
Davidson County

Personally appeared before me, D. R. Justice, a Notary Public in and for said County and State, the within named C. M. Eller, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 6 day of Jan., 19 53

Commission expires May 5, 1953

D. R. Justice
Notary Public

111948

WARRANTY DEED

FROM C. M. Eller

TO J. C. Eller, et ux

STATE OF TENNESSEE, DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record the 23 day of OCT 1953 at 2:11 o'clock P. M.
Noted in Book 84 Page 229
Recorded in Book Pages
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McCauley Dep. Reg.

DOCUMENTARY TAX PAID $2.20

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HERSEY

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