K 2199

For and in consideration of the sum of $ 10.00

- - - --- --- - - - - TEN AND NO/100 - **DOLLARS**

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged and the assumption of a first mortgage executed by Charles Leon Bruce, Jr., and wife, to John W. Murphree, Trustee, secured by Deed of Trust of record in Book 2182, page 183, Register's Office, Davidson County, Tennessee, now in the principal balance of $7,953.90, payable in 300 monthly instalments of $45.31 each, the same being an amortization loan and the interest, at the rate of 4½% per annum, having been included in said instalments to maturity, with final instalment due June 1, 1978; We

Charles Leon Bruce, Jr., and wife, Rozelle Collins Bruce

have bargained and sold, and by these presents do transfer and convey unto the said S. A. Parker and wife, Sue Drennan Parker

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. 21 on the Plan of Hidden Acres, as of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 75 feet on the east side of Hartford Drive and runs back between lines, 190 feet on the north line and 188 feet on the south line to a dead line measuring 75 feet thereon.

Being the same property conveyed to Charles Leon Bruce, Jr., and wife, Rozelle Collins Bruce, by deed from James A. Cooper and wife, Helen W. Cooper, of record in Book 2149, page 10, Register's Office for Davidson County, Tennessee.

Sub

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said S. A. Parker and wife, Sue Drennan Parker their heirs and assigns, forever.

And we do covenant with the said S A Parker and wife, Sue Drennan Parker 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.

And we, Charles Leon Bruce, Jr., and wife, Rozelle Collins Bruce do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said S A Parker and wife, Sue Drennan Parker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of September, 1953.

Charles Leon Bruce, Jr.

Rozelle Collins Bruce

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named Charles Leon Bruce, Jr., and wife, Rozelle Collins Bruce 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 24 day of September, 1953.

Commission expires January 29, 1955

Notary Public

WARRANTY DEED

FROM Charles Leon Bruce, Jr., and wife, Rozelle Collins Bruce

TO S. A. Parker and wife, Sue Drennan Parker

Please put in Murphree Mtg box)

STATE OF TENNESSEE, DAVIDSON COUNTY
OCT 7 1953
12:27 P.M.
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REGISTER'S OFFICE
C. McKinley

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UNITED STATES INTERNAL REVENUE