WARRANTY DEED

FROM

R. D. Bilbra et ux

TO

S. J. Ferguson et ux

9015

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
Nov 20 1954
at 10:06 o'clock A.M.
Recorded in Book 2245 Page 424
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] Dep.

Attorneys Title Company
Title C...
Suite 5...
NASH...



American Title Insurance Co.
MIAMI, FLA.

FORM 88

File: Bank Mortgage

WARRANTY DEED

For and in Consideration of the sum of ($5050.00)

---------- Five Thousand Fifty and No/100ths ---------- DOLLARS

of which $1800.00 has been paid in cash by S. J. Ferguson and wife, Hazel Alene Ferguson, the receipt of which is hereby acknowledged;

AND, for the balance of $3250.00, the said S. J. Ferguson and wife, Hazel Alene Ferguson, have assumed and agreed to pay the balance of an original note of $4000.00 now reduced to $3250.00, dated April 19, 1952, payable to the order of "Ourselves" and endorsed by R. D. Bilbra and Luna Lee Bilbra, payable in monthly installments of $50.00 each, bearing interest at the rate of 6% per annum, interest being payable on the entire unpaid balance of the note, in installments on the 19th day of each month; the next payment is to be paid Jan. 19, 1954, and one on the 19th day of each consecutive month thereafter until paid in full; privilege being reserved of paying two or more installments or this note may be paid in full on any payment date said note being secured by Deed of Trust from R. D. Bilbra and wife, Luna Lee Bilbra to Idah Lee Kirkpatrick, Trustee, of record in Book ____, page ____, R.O.D.C., Tenn.

We, R. D. Bilbra and wife, Luna Lee Bilbra,

---------/---------- have bargained and sold, and by these presents do transfer and convey unto the said

---------- S. J. Ferguson and wife, Hazel Alene Ferguson, 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. 41 on the Map of Beaumont Place, as of record in Book 332, page 38, Register's Office for said County.

Said Lot No. 41 fronts 50½ feet on the Westerly side of Manchester Avenue and runs back 168 feet, more or less, on the northerly line, and 157 feet, more or less, on the southerly line, to an alley, measuring 53 feet thereon.

Being the same property conveyed to R. D. Bilbra et ux, Luna Lee Bilbra, by deed from P. E. Burris et ux, Florence Loman Burris, of record in Book 1391, page 214, Register's Office for said County.