K 2246

**For and in consideration of the sum of $** 7,456.24

**- - - - SEVEN THOUSAND FOUR HUNDRED FIFTY SIX AND 24/100 - - - - - - - - - DOLLARS**

$900.00 cash in hand paid by Robert L. Stroud and wife, Geneva Stroud, the receipt of which is hereby acknowledged, and for the further consideration the said Robert L. Stroud and wife, Geneva Stroud, have assumed and agreed to pay an indebtedness in the sum of $6,556.24, which indebtedness originally amounted to $7,500.00 and is fully described in a deed of trust of record in Book 1840, page 549, Register's Office for Davidson County, Tennessee, we, Hatton Payne Frakes and wife, Georgia Blanche Frakes,

**have bargained and sold, and by these presents do transfer and convey unto the said** Robert L. Stroud and wife, Geneva Stroud, 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. 93 on the plot of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72, Register's Office for said County.
Said lot No. 93, fronts 50 feet on the northerly side of McClurkan Avenue and runs back between parallel lines 155 feet to an alley.
Being the same property conveyed to Hatton Payne Frakes and wife, Georgia Blanche Frakes, by deed from M. L. Randall and wife, Shirley Louise Randall, of record in Book 1916, page 497, Register's Office for Davidson County, Tennessee.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** Robert L. Stroud and wife, Geneva Stroud, their **heirs and assigns, forever.**

**And** we **do covenant with the said** Robert L. Stroud and wife, Geneva Stroud, **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 described above and 1954 taxes which have been assumed by the Grantees herein.

**And** we, Hatton Payne Frakes and wife, Georgia Blanche Frakes, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert L. Stroud and wife, Geneva Stroud their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand** s **this** 26th **day of** January, **19** 54.

Hatton Payne Frakes
Georgia Blanche Frakes

**STATE OF TENNESSEE**
**Davidson County**

**Personally appeared before me,** Lenora Underwood, **a Notary Public in and for said County and State, the within named** Hatton Payne Frakes and wife, Georgia Blanche Frakes,

**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** 26th **day of** January **19** 54

**Commission expires** October 23, 1957 — Lenora Underwood, **Notary Public**

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26 9570

**WARRANTY DEED**

**FROM**

Hatton Payne Frakes Et Ux

**TO**

Robert L. Stroud Et Ux

**REGISTER'S OFFICE**
**STATE OF TENNESSEE**
**DAVIDSON COUNTY**
**Received for record** JAN 28 1954
**at** 12:07 **o'clock**
**Noted in Book** 81 **Page** 436
**Recording Fee** $2.00
**JAMES P. WILSON, Register**
M. McGinley **Dep. Reg.**

**TENNESSEE TITLE COMPANY**
**NASHVILLE, TENNESSEE**
**Home Office**
**LAWYERS TITLE INSURANCE CORPORATION**
**of Richmond, Virginia**

PINKLE-WOODARD REALTY CO.

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