K 2249

For and in consideration of the sum of $ 8,100.00- - - - - - - - - - - - - - - - - - - -

EIGHTY-ONE HUNDRED & NO/100- DOLLARS

paid and to be paid by William J. B. Ramsey and wife, Louise Ramsey, as follows:

$1,385.93 cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder of $6,714.07 representing the principal unpaid balance and interest to date on a note secured by deed of trust of record in Book 1837, page 555, Register's Office for Davidson County, Tenn., payable to Guaranty Mortgage Co. of Nashville in monthly installments of $39.07 each, including interest at 4% per annum, the said William J. B. Ramsey and wife, Louise Ramsey, do agree, as evidenced by their acceptance of this instrument, to assume payment of said indebtedness to the lawful holder, or holders, of said note; we, Paul B. Bass and wife, Doris M. Bass, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said William J. B. Ramsey and wife, Louise Ramsey, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th Civil District of said County, being Lot No. 4 on the Preliminary Plat showing the Core Subdivision, described as follows:
Beginning at a point in the south margin of Due West Avenue at the corner of Lots Nos. 3 and 4; thence with the line between said lots, southerly 162 feet to the north line of Lot No. 23; thence with the north line of the same, easterly 57 feet to the corner of Lots Nos. 4 & 5; thence with the line between said lots, northerly 160 feet to the south margin of Due West Avenue; thence with the margin of the same, westerly 80 feet to the beginning.
Being the same property conveyed to Paul B. Bass and wife, Doris M. Bass, by deed from James A. Dickerson and wife, of record in Book 2089, page 383, said Register's Office.
(All funds in escrow at above named loaning agency are included and transferred to the Grantees herein named.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William J. B. Ramsey and wife, Louise Ramsey, their heirs and assigns, forever.

And we do covenant with the said William J. B. Ramsey and wife, Louise Ramsey, 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, excepting note above described and current taxes; payment of each specifically assumed by the Grantees.
And we, Paul B. Bass and wife, Doris M. Bass, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William J. B. Ramsey and wife, Louise Ramsey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of February, 1954.

Paul B Bass

Doris M. Bass

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named Paul B. Bass and wife, Doris M. Bass, the bargainors, 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 Madison, Tennessee, this 23rd day of February, 1954.

Commission expires April 25, 1954

W. H. Landis
Notary Public

12107

WARRANTY DEED

FROM
PAUL B. BASS et ux

TO
WILLIAM J. B. RAMSEY et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of MAR 1954 at 10:00 o'clock a.
Noted in Book 61 Page 551
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By E. McKinney Dpt. Reg.

Published by TGT
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

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