K 2274

For and in consideration of the sum of Ten Thousand Seven Hundred Fifty and No/100 - - - - - - - - - - - - - - - - - - ($10,750.00) - - - - - - - - - - - - - - - - DOLLARS Cash in hand paid by Bedford F. Rucker, Jr. and wife, Corretta B. Rucker, the receipt of which is hereby acknowledged, we,

Russell B. Anderson and Ira J. Estes, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Bedford F. Rucker, Jr. and wife, Corretta B. Rucker 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 2nd Civil District of Davidson County, Tennessee, being Lot No. 13 on the Map of Finley Gardens, as of record in Book 2083, page 69, Register's Office for said County.
Said Lot No. 13 fronts 95 feet on the southerly side of Finnley Drive and runs back 167.9 feet on the easterly line and 155.6 feet on the westerly line to a dead line, measuring 80 feet thereon.
Said property was conveyed to Russell B. Anderson and Ira J. Estes, Jr. by deeds from Robert Lee Slayden and wife, of record in Book 2195, page 363, and from James E. Finley and wife, of record in Book 2242, page 347, said Register's Office.

This conveyance is made subject to easement for public utilities, 40-foot building set-back line as shown on plan in Book 2083, page 69, and Restrictive covenants of record in Book 2242, page 350, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bedford F. Rucker, Jr. and wife, Corretta B. Rucker their heirs and assigns, forever.

And we do covenant with the said Bedford F. Rucker, Jr. and wife, Corretta B. Rucker 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 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Russell B. Anderson and Ira J. Estes, Jr. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bedford F. Rucker, Jr. and wife, Corretta B. Rucker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of April, 1954

Russell B. Anderson

Ira J. Estes, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me O. G. Jones, a Notary Public in and for said County and State, the within named Russell B. Anderson and Ira J. Estes, Jr.

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 office, this 8th day of April, 1954

Commission expires July 6, 1955

O. G. Jones, Notary Public

WARRANTY DEED

FROM
RUSSELL B. ANDERSON
and
IRA J. ESTES, JR.

TO 15850
BEDFORD F. RUCKER, JR. AND WIFE,
CORRETTA B. RUCKER
GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 9 day of APR 1954
at 12:15 o'clock P.M.
Noted in Book 21 Page 24
Recording Fee $2.00
JAMES P. WILLIAMS, Register
By [illegible] D.C.

10.750

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