K 2277

For and in consideration of the sum of $ 10.00,

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

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Earl G. Pate, Jr. and wife, Mary Elizabeth L. Pate, - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. LADD and wife, JANE G. LADD,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 15, 16, 17 and 18 of Block "D" on the Map of Marthonna Subdivision, not of record, described according to a copy of a survey by J. A. Mefford, Surveyor, in December, 1937, as follows:

Beginning at a point in the south margin of Ezell Road South, at the common corner of Lots 14 and 15; thence with the line between said lots, southerly 351.4 feet to a point; thence easterly 100 feet to the corner of Lots 18 and 19; thence with the line between Lots 18 and 19, 349.2 feet to the south margin of Ezell Road South; thence with the margin of the same westerly 100 feet to the beginning.

Being the same property conveyed to the grantors herein by deed from George W. White and wife, of record in Book 2155, page 491, said Register's Office.

Said property is conveyed subject to restrictions of record in Book 1133, page 313, and in Book 1140, page 99, and in Book 1557, page 391, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Ladd and wife, Jane G. Ladd, their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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 by 1954 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of April 1954.

Earl G Pate Jr

Mary Elizabeth L. Pate

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. M. Gruesin, a Notary Public in and for said County and State, the within named Earl G. Pate, Jr. and wife, Mary Elizabeth L. Pate, 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 3rd day of May, 1954

Commission expires 10-4-54

J. M. Gruesin
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

TEN[illegible] TLE COMPANY
TENNESSEE
The INSURANCE UNION Virginia

Received for record this 4 day of MAY 1954 at 12:50 o'clock P.M.
Noted in Book 2177 Page 94
Recording Fee $2.00
JAMES F. WILSON, Register
By [illegible]

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED
G-9L235 - mk
FROM
EARL G. PATE, JR. ET UX
TO
JAMES R. LADD ET UX
18287

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