K 2279

For and in consideration of the sum of $ 4488.05,

FOUR THOUSAND FOUR HUNDRED EIGHTY-EIGHT AND 05/100 DOLLARS

of which $395.00 has been paid in cash by Fred H. Todd and wife, Cora Lee Todd, the receipt of which payment is hereby acknowledged and for the remainder $4093.05 the said Fred H. Todd and wife, Cora Lee Todd have assumed and agreed to pay a balance of $3494.32 of a first mortgage loan to the Home Federal Savings and Loan Association secured by a deed of trust to E. A. Goodloe, Trustee of record in book 2074, page 11 in the Register's Office for Davidson County, Tennessee and a balance of $598.73 of a vendor's lien note payable to the order of Thomas L. Bowers and Ann Nell Bowers and secured by an installment deed to D. P. Wrenne, Jr., Trustee of record in book 2046, page 62 in said Register's Office, we, Thomas J. Bates and wife, Katherine E. Bates

have bargained and sold, and by these presents do transfer and convey unto the said Fred H. Todd and wife, Cora Lee Todd 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. 76 and 77 on the Map of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.
Said Lots adjoin and front together 100 feet on the easterly side of Eugenia Avenue, and run back between parallel lines 150 feet to an alley, Lot No. 77 running along the margin of Newsom Street.
Being the same property conveyed to Thomas J. Bates, and wife, Katherine E. Bates by deed from Thomas L. Bowers, and wife, Ann Nell Bowers, as of record in Book 2046, page 62, 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 Fred H. Todd and wife, Cora Lee Todd their heirs and assigns, forever.

And we do covenant with the said Fred H. Todd and wife, Cora Lee Todd 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 herein recited and taxes for 1954 which the purchasers agree to pay when due.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred H. Todd and wife, Cora Lee Todd their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25 day of May, 1954.

Thomas J. Bates

Katherine E. Bates

STATE OF TENNESSEE
Davidson County

Personally appeared before me, T. W. Wrenne, a Notary Public in and for said County and State the within named Thomas J. Bates and wife, Katherine E. Bates

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 this 25 day of May, 1954.

Commission expires Oct. 1, 1955

T. W. Wrenne
Notary Public

WRENNE
MORTGAGE & REALTY CO.
INSURANCE
UNION STREET

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record May 28, 1954
at 1:39 o'clock P.M. and noted in Book 2279 page 42
Recording Fee $2.00
JAMES P. NELSON, Register
By M. M. Knowles Dpt. Reg.

20714

WARRANTY DEED

FROM

Thomas J. Bates and wife,

Katherine E. Bates

TO

Fred H. Todd and wife,

Cora Lee Todd

G 638