BK 2290

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, the receipt of which is hereby acknowledged, we, E. G. Pate, Jr. and wife, Mary E. Pate,

have bargained and sold, and by these presents do transfer and convey unto the said HOYT R. CRUSE and wife, RUTH M. CRUSE, 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. 106 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County.

Said Lot No. 106 fronts 109 feet on the south side of Chadwell Drive and runs back between lines, 171.7 feet on the east line and 158.58 feet on the west line to a dead line in the rear measuring 88.48 feet thereon.

Being part of the property conveyed to E. G. Pate, Jr., by deed from Ferriss C. Bailey, Trustee, of record in Book 2272, page 189, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2204, page 47, 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 Hoyt R. Cruse and wife, Ruth M. Cruse, their heirs and assigns, forever.

And we do covenant with the said Hoyt R. Cruse and wife, Ruth M. Cruse 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, E. G. Pate, Jr. and wife, Mary E. Pate do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hoyt R. Cruse and wife, Ruth M. Cruse, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of June 19 54.

E. G. Pate, Jr.

Mary E. Pate

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named E. G. Pate, Jr. and wife, Mary E. Pate

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 Nashville, Tennessee, this 28th day of June, 19 54

Commission expires January 28, 1955

Jessie B Overton
Notary Public

WARRANTY DEED

G-95166 dh

FROM
E. G. PATE, JR. ET UX

TO
HOYT R. CRUSE ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record A.D. 1954 day 13 M.
at 11:47 o'clock A.M. and
recorded in Book 2290 Page 37
Witness my hand for fees $ 2.20
JAMES P. WILLIAM, REGISTER
By D. McCarter D.C.

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