K 2297

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and further consideration grantee herein does hereby assume and agrees to pay the unpaid balance of a loan secured by deed of trust executed by M. L. Randall and wife, of record in Book 2210, page 109, Register's Office for Davidson County, Tennessee, to secure A. S. Oliver the amount of $4,071.86, payable in 36 installments of $50.00 each, which includes principal and interest at 6%, and the 37th payment the entire balance is due and payable. First payment is due 30 days from date (June 5, 1953) and a like amount on the 5th day of each succeeding month until 36 payments have been made and on the 5th day of August 1956, the entire amount is due, we, M. L. Randall and wife, Shirley Randall

have bargained and sold, and by these presents do transfer and convey unto the said Leonard E. Gross, Jr., his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being Lot 106, in J. B. Haynie's Sumberland Heights Plan of Lots, in the 12th Civil District, said plan of record in Book 57, page 17, Register's Office for said County.

Said Lot No. 106 begins on the southerly margin of Lula Avenue at the corner of Lots Nos. 98 and 106; thence with the southerly margin of said Lula Avenue, westerly 103 feet to a fence; thence with said fence in a southeasterly direction 220 feet to the westerly line of Lot No. 95; thence with the westerly lines of Lots Nos. 95, 96, 97, and 98, northerly 175 feet to the beginning.

Being the same property conveyed to M. L. Randall by deed from Blanche Gibson Frakes of record in Book 2019, page 277, 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 Leonard E. Gross Jr. His heirs and assigns, forever.

And we do covenant with the said Leonard E. Gross Jr 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 1/54 taxes which have been assumed by purchaser; and loan as set out herein.

And we, M. L. Randall and wife, Shirley Randall do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leonard E. Gross Jr. his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of July, 1954.

M. L. Randall

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sherry, a Notary Public in and for said County and State, the within named M. L. Randall and wife, Shirley Randall

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 28 day of July, 1954.

Commission expires July 23, 1957

Frances T. Sherry
Notary Public

WARRANTY DEED

FROM

M. L. Randall et ux

TO

Leonard E. Gross Jr

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 28 day of SEP 1954 at 4:01 o'clock P.M.
Noted in Book 2210 page 109
Recorded in Book page
Recording Fee $ 2.00
JAMES M. McLEAN, Register
By Deputy Clerk

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NASHVILLE

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LAWYERS TITLE CORP.
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