K 2302

For and in consideration of the sum of($1.00)

One and no/100- DOLLARS

which has been paid in cash by Gladys R. Coult, the receipt of which payment is hereby acknowledged, and the assumption of a balance of $1606.61 of a first mortgage loan to the First Federal Savings & Loan Association of Nashville, Tennessee secured by a Deed of Trust to Louis R. Linn, Trustee of record in book ____, page _____, in the Register's Office for Davidson County, Tennessee and other good and valuable considerations accepted as cash, I, Ellen Maud Richardson, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Gladys R. Coult, to her sole and separate estate, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

The easterly half of lot No. 18 of Block No. 7 in the Richland Realty Company's First Subdivision, Division A, described according to a survey made by S. M. McMurray Engineering Company on July 18, 1929, as follows:
Said easterly half of lot No. 18 fronts 50 feet on the Southerly side of Richland Avenue, and runs back between lines, parallel to and 50 feet easterly from Christopher Avenue, 200 feet to a dead line,
Being the same property conveyed to Ellen Maud Richardson by deed from Hugh H. Richardson (now deceased) of record in book 882, page 102, in the Register's Office for Davidson 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 Gladys R. Coult, her heirs and assigns, forever.

And I do covenant with the said Gladys R. Coult that I am 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 1951 which have been pro rated & the purchaser will pay when due.
And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Gladys R. Coult, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 8th day of March, 19[illegible] 51

Ellen Maud Richardson

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 Ellen Maud Richardson, the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8 day of March, 19[illegible] 51.

T.W.WRENNE
Notary Public

My Commission expires April 11 1951

DAVIDSON CO. TENN.

WARRANTY DEED
From Ellen Maud Richardson
To Gladys R. Coult, to her sole and separate estate

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record, this 9th day of OCT A.D. 1951 at 11:37 o'clock A.M.
Note in Book [illegible] Page [illegible]
Recorded in Book [illegible] Page 423
Fee $ [illegible]
ARCH P. McNEIL, Register
By [illegible] D.C.

Prepared by [illegible]

INSURANCE CON [illegible]

G 295