Coco

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 - - - - - - - - - - - - - - - - - -

- - - - - - - - - - - - - - - - -($10.00) - - - - - - - - - - - - - - - - DOLLARS
Cash in hand paid by Walter W. Spence and wife, Alice Spence, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; AND THE SAID Walter W. Spence and wife, Alice Spence, hereby assume and agree to pay Three Thousand Four Hundred Ninety Eight and 99/100- - - - - - - - - - - ($3,498.99) dollars which is the present principal balance of a first mortgage secured by Deed of Trust executed by Pocahontas Noll to Louis R. Linx, Trustee, dated October 5, 1953, of record in Book 2220, page 17, Register's Office for Davidson County, Tennessee, given to secure the original principal sum of $3,750.00, and payable to First Federal Savings and Loan Association, in monthly installments of $37.50, including interest at the rate of 6% per annum, beginning November 1, 1953.

I, Pocahontas Noll,

__________ have bargained and sold, and by these presents do transfer and convey unto the said Walter W. Spence and wife, Alice Spence,

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

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 9 and the southerly 50 feet of the easterly 30 feet of Lot No. 10 on the Plan of the W. W. Crandall's Subdivision of Lot No. 39, Boyd Cockrill Spring Tract, as of record in Book 161, page 102, Register's Office for said County.
Said part of Lots Nos. 9 and 10 fronts 50 feet on the westerly side of 29th Avenue North, formerly Vernon Street, and runs back between parallel lines, with the northerly margin of an alley, 80 feet to a dead line.
Being the same property conveyed to Pocahontas Noll, to her sole and separate use, free from the contracts, debts and liabilities of her present or any future husband, with full power to sell, mortgage or convey the same though she were a femme sole, by deed from Evelyn Koch Smith, a widow, of record in Book 2199, page 329, 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 Walter W. Spence and wife, Alice Spence, their heirs and assigns, forever.

And I do covenant with the said Walter W. Spence and wife, Alice Spence, 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 stated and 1954 taxes (State & County) which have been prorated and are assumed by the grantees herein.

And I, Pocahontas Noll, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Walter W. Spence and wife, Alice Spence, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness My hand this 4th day of November, 1954



Pocahontas Noll
Pocahontas Noll