K 2335

...($10.00)... DOLLARS

...hand paid, and other good and valuable considerations, the receipt of which ...hereby acknowledged, and for the further consideration that Leon M. Hall and ...said Clara P. Hall do hereby agree to assume and pay the unpaid principal balance owing Murphree Mortgage Company on a note dated October 27, 1952 in the original sum of $7,500.00 and secured by a Deed of Trust of record in Bk. 2128, pg. 77, R.O D.C.We, Alfred E. Klossner, Jr. and wife, Effie Mae Vasser Klossner

have bargained and sold, and by these presents do transfer and convey unto the said Leon M. Hall and wife, Clara P. Hall,

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 Lot No. 1 on the Plan of East Edgefield Addition of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 1 fronts 57-1/2 feet on the southerly side of Woodland Street and runs back 174 feet on the westerly line and 181 feet on the easterly line with the westerly margin of South 13th Street, to an alley, measuring 56 feet thereon.

Being the same property conveyed to Alfred E. Klossner, Jr. and wife, Effie Mae Vasser Klossner by deed from Mallernee Realty Company of record in Book 2104, page 609, 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 Leon M. Hall and wife, Clara P. Hall,

their heirs and assigns, forever.

And we do covenant with the said Leon M. Hall and wife, Clara P. Hall

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 for the Deed of Trust above set forth

And we, Alfred E. Klossner, Jr. and wife, Effie Mae Vasser Klossner

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leon M. Hall and wife, Clara P. Hall,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31 day of December, 1954

Alfred E. Klossner Jr.

Effie Mae Vasser Klossner

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Hubert G. Peeler, a Notary Public in and for said County and State, the within named Alfred E. Klossner, Jr. and wife, Effie Mae Vasser Klossner,

the bargainors with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office, this 31 day of December, 1954

Hubert G. Peeler
Notary Public

Commission expires July 22, 1958

WARRANTY DEED

FROM

Alfred E. Klossner, Jr. and wife,
Effie Mae Vasser Klossner

TO

Leon M. Hall and wife,
Clara P. Hall

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
DEC 7 1954
at 3:21 o'clock P.M.
Noted in Book 21 Page 147
Recorded in Book 2135 Page 19
Recording Fee $2.00
JAMES B. ALLISON, Register
By [redacted]

REGISTER'S OFFICE

40119

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PG 19