K 2339

For and in consideration of the sum of Five and 00/100 ($5.00)

DOLLARS

and other good and valuable considerations, cash in hand paid by Rudolph W. Steltemeier and wife, Ione Steltemeier, receipt of which is hereby acknowledged, we, Clifton Ladd and wife, Eugenia L. Ladd,

have bargained and sold, and by these presents do transfer and convey unto the said Rudolph W. Steltemeier and wife, Ione Steltemeier, 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 Lots No. 13 and 14 of Block A on the Map of Hillsboro View's Development Company's Subdivision of record in Book 974, pages 64 and 65, Register's Office for said County.

Lot No. 13 fronts 100 feet on the northerly side of Henry (now Crestmoor) Avenue and runs back between parallel lines, 175 feet to a dead line.

Said Lot No. 14 fronts 100 feet on the northerly side of Henry (now Crestmoor) Avenue, and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Clifton Ladd and wife, Eugenia L. Ladd by deeds from J. W. McMillin and wife, Laura Mai McMillin, of record in Book 1172, page 294, and Book 1236, page 93, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1181, page 149, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rudolph W. Steltemeier and wife, Ione Steltemeier, their heirs and assigns, forever.

And we do covenant with the said Rudolph W. Steltemeier and wife, Ione Steltemeier, 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 as noted above and taxes for 1955 which are to be prorated and paid by grantee.

And we, Clifton Ladd and wife, Eugenia L. Ladd, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rudolph W. Steltemeier and wife, Ione Steltemeier, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of January, 1955

Clifton Ladd

Eugenia L. Ladd

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Clifton Ladd and wife, Eugenia L. Ladd

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 office, this 14th day of January, 1955

Commission expires [illegible]

[illegible]
Notary Public

DO NOT PUBLISH

44033

WARRANTY DEED

FROM Clifton Ladd, et ux

TO Rudolph W. Steltemeier, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 14 day of JAN A.D. 1955 at 2:25 o'clock P.M.

Recorded in Book 3030 Page 83

Recording Fee $2.00

Witness my hand

Register

By M. McGinley D.C.

Attorneys
Title
120
NASH
American Title
M

C. MATTHEWS, III, ATTORNEY

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