K 2447

For and in consideration of the sum of $ 10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, James R. Hasten and wife, Ina H. Hasten, have bargained and sold, and by these presents do transfer and convey unto the said Joe Leo Ricketts and wife, Ora Speer Ricketts their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 11 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for said County, and described as follows:
Beginning at a point in the west margin of Live Oak Road, the corner of Lots No. 11 and 12, with the line between said lots, westerly 187 feet to a point; thence southerly 80 feet to the north margin of a 50 foot unnamed roadway; thence with the margin of the same, easterly 162 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the west margin of Live Oak Road; thence with the margin of the same, northerly 55 feet to the beginning.
Being the same property conveyed to James R. Hasten and wife, Ina M. Hasten, by deed from Sterling Homes, Inc., as of record in Book 1870, page 587, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book 1785, page 133 and in Book 1850, page 439, 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 Joe Leo Ricketts and wife, Ora Speer Ricketts their heirs and assigns, forever.

And we do covenant with the said Joe Leo Ricketts and wife, Ora Speer Ricketts 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 by 1955 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17thday of August, 1955.

James R. Hasten
Ina H. Hasten

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named James R. Hasten and wife, Ina H. Hasten

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 25th day of August, 1955.

Commission expires July 15th 1956

Jno. C. Jeffords Notary Public State at Large

G-104086-gh

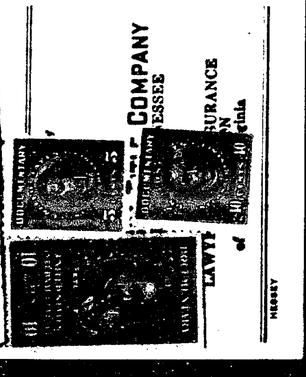
WARRANTY DEED

6977 FROM JAMES R. HASTEN ET UX

TO JOE LEO RICKETTS ET UX

RECORDING OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of AUG A.D. 1955 at 10:58 o'clock A M
Noted in Book 84 Page 329
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McWhirter Dpt. Reg.



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