K 2448

STATE OF TENNESSEE:

DAVIDSON COUNTY.

THIS INDENTURE, Made this 27th day of August, 1952, between Elsie Spaulding, of the County of Columbus, State of North Carolina, of the one part, and Major F. Spaulding, of Davidson County, State of Tennessee, of the other part.

WITNESSETH: That the said Elsie Spaulding, for and in consideration of the sum of Ten Dollars and other sufficient valuable consideretions to her in hand paid by the said Major F. Spaulding, receipt of which is hereby acknowledged, and in further consideration of the assumption of a debt against the property herein mentioned, as herein set forth, hereby sells and conveys unto the said Major F. Spaulding and his heirs and assigns forever the certain tract of land situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being the North 7.5 feet of lot No. 8 and the south 42.5 feet of Lot No. 10 on the map of Georgia Industrial Realty Company's North Nashville property, as of record in Book 421, page 188, Register's Office for said County. Said parts of said lots adjoin and front together 50 feet on the Westerly side of 23rd Avenue North and run back between parallel lines 210 feet to a deed line.

Being the same property conveyed to Archie L. Pryor and Wife, Mildred Pryor, by deed from Emma May Wright, Widow, of record in Book 1633, page 176, said Register's Office.

Being also same property conveyed by Archie L. Pryor and Wife, Mildred Pryor, to Elsie Spaulding, by deed dated 18 April, 1952, of record in Book 2044, page 35, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Major F. Spaulding and his heirs and assigns forever; and the said Elsie Spaulding for her heirs and representatives do covenant and agree to and with the said Major F. Spaulding and his heirs or assigns that she is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrences; that she has good right to sell and convey the same to Major F. Spaulding as aforesaid; that that the before granted land and premises she will warrant and defend against all lawful claims whatever, excepting the taxes and indebtedness set forth in that certain deed dated 18 April, 1952, from Archie L. Pryor and Wife, Mildred Pryor, to Elsie Spaulding, recorded in Book 2044, at page 35, in the Register's Office of Davidson County, State of Tennessee, and said taxes and indebtedness are hereby assumed by the said Major F. Spaulding and his heirs and assigns.

IN WITNESS WHEREOF, the said Elsie Spaulding has hereto set her hand and affixed her seal the day and year first above written.

Elsie Spaulding (Seal)

G 463