K 2449

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten & No/100 - ($10.00) - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by, Amos Gregory Rutherford and wife Mary E. Rutherford, and other good and valuable consideration, the receipt of which is hereby acknowledged. The said, Amos Gregory Rutherford and wife hereby agree to assume and pay the remainder of a loan in the amount of $6,719.35, originally in the sum of $7,950.00 as of record in Book 1821, page 105 and Book 1821, page 109 Register's Office for Davidson County, Tennessee. Said remainder of loan is paid in monthly installments for the sum of $58.23 which includes principal, interest, taxes and insurance. The Grantor herein, hereby agrees to give the tax and insurance escrow account to the Grantee herein mentioned.

I, Margaret B, Thomas, (a widow)

_____ have bargained and sold, and by these presents do transfer and convey unto the said Amos Gregory Rutherford and wife Mary E. Rutherford 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. 7 on the Map of a Resubdivision of part of Country Club Estates, as of record in Book 1424, page 126, Register's Office for said County.

Said Lot No. 7 fronts 80 feet on the westerly side of Ardee Avenue and runs back between parallel lines, 166.14 feet on the northerly line and 158.3 feet on the southerly line to a dead line in the rear which is a broken line on which it measures 80.56 feet.

Being the same property conveyed to W. H. Thomas and wife, Margaret B. Thomas, by deed from Eugene E. Alderson and wife Naydeen S. Alderson, of record in Book 1909, page 375, Register's Office for Davidson County, Tennessee, the said W. H. Thomas having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Amos Gregory Rutherford and wife Mary E. Rutherford their heirs and assigns, forever.

And I do covenant with the said Amos Gregory Rutherford and wife Mary E. Rutherford 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 mentioned.

And I, Margaret B. Thomas do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Amos Gregory Rutherford and wife Mary E. Rutherford, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of September, 1955

Margaret B. Thomas

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