K 2482

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,

the receipt of which is hereby acknowledged,

we, J. B. Cripps and wife, Sue B. Cripps,

have bargained and sold, and by these presents do transfer and convey unto the said James P. Spencer and wife, Betty O. Spencer, 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. 130 on the Plan of Horton Heights, Section VI, as of record in Book 2133, page 24, Register's Office for said County.

Said Lot 130 fronts 98 feet on the northerly side of Fleetwood Drive and runs back between lines, 400.9 feet on the easterly line and 480.6 feet on the westerly line which is a broken line to a dead line in the rear on which it measures 162 feet.

Being the same property conveyed to J. B. Cripps and wife, Sue B. Cripps, by deed from Robert E. Robeson and wife, of record in Book 2392, page 267, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2106, page 178, 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 James P. Spencer and wife, Betty O. Spencer, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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.

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 4 day of November, 1955.

J. B. Cripps

Sue B. Cripps

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 J. B. Cripps and wife, Sue B. Cripps

the bargainor, 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 4th day of November, 1955

Commission expires July 15th 1956

Jno. C. Jeffords Notary Public State at Large

WARRANTY DEED

0-105707 dh FROM J. B. CRIPPS ET UX

TO JAMES P. SPENCER ET UX

REGISTERS OFFICE

PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of 12:20 NOV 7 A.D. 1955
Noted in Book 21 Page 162
Recorded in Book Page
Recording Fee $2.00
WILSON Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 67