K 2492

WARRANTY DEED — Form 3028 — Published by Tennessee Title Company

For and in consideration of the sum of $4,600.00.....

.....Forty Six Hundred ..... DOLLARS

$1,601.89 paid in cash by R. H. Sorrells and wife, Edna Pauline Sorrells the receipt of which is hereby acknowledged, and for the remaining amoun of $2,998.11 they assume a note for like amount dated May 26th, 1955, signed J. W. Ledbetter and wife, Nellie G. Ledbetter, payable to the order of the Bank of Goodle tsville, Goodlettsville, Tenn., and payable in consecutive monthly installments of $50.00 each, which includes interest and principal. The original amount of note being $3,272.00, said note bearing interest from date at the rate of 6% per annum, and being subject to provisions as stated in said note,

We, J. W. Ledbetter and wife, Nellie G. Ledbetter

Seller hereby agrees to pay 1955 Taxes and the purchaser to pay 1956 Taxes

have bargained and sold, and by these presents do transfer and convey unto the said Richard H. Sorrells and wife, Edna Pauline Sorrells, 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 the southerly 297 feet of Lot No. 33 and the southerly 297 feet of the easterly 15 feet of Lot No. 34 on the Plan of the Moncrief Subdivision of the North part of the Allen Mathis Land in the 10th District and described as follows: Beginning at a point in the northerly margin of Moncrief Avenue at the common corner of Lots Nos. 32 and 33; thence with the line between said lots northerly 297 feet; thence westerly, parallel to the northerly margin of Moncrief Avenue, 85 feet to a point; thence southerly 297 feet to the northerly margin of Moncrief Avenue; thence with the margin of said Avenue, easterly 85 feet to the beginning.

Being the same property conveyed to J. W. Ledbetter and wife, Nellie G. Ledbetter, by deed from Floyd B. Creekmore and wife, Nettie Mai Creekmore of record in Book 1975, page 385, Register's Office for Davidson County, Tenn

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard H. Sorrells and wife, Edna Pauline Sorrells, their heirs and assigns, forever.

And we do covenant with the said Richard H. Sorrells and wife, Edna Pauline Sorrells, 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, J. W. Ledbetter and wife, Nellie G. Ledbetter do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard H. Sorrells and wife, Edna Pauline Sorrells, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of Feb. 1956.

J. W. Ledbetter

Nellie G. Ledbetter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. A. Draper, a Notary Public in and for said County and State, the within named J. W. Ledbetter and wife, Nellie G. Ledbetter

the bargainer S, 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 Goodlettsville, Tennessee, this 10th day of Feb. 1956.

Commission expires 8-3-57.

H. A. Draper
Notary Public

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