K 2497

For and in consideration of the sum of $ 10,350.00 -

- - - - - - - - TEN THOUSAND THREE HUNDRED FIFTY AND NO/100 - - - - - - - - -DOLLARS

cash in hand paid by Everette E. Spears and wife, Carol V. Spears, the receipt of which is hereby acknowledged,

we, Tony Ringpfeil and wife, Emma Ringpfeil,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Everette E. Spears and wife, Carol V. Spears,

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. 105 on the Map of Joywood, of record in Book 974, page 45, Register's Office for said County.

Said Lot No. 105 fronts 50 feet on the south side of Trinity Lane and runs back between lines, 175.3 feet on the west line and 175.45 feet on the east line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Tony Ringpfeil and wife, Emma Ringpfeil, by deed from Zora Mayberry and husband, of record in Book 1493, page 119, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1066, page 101, and in Book 1086, page 208, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Everette E. Spears and wife, Carol V. Spears,

their heirs and assigns, forever.

And we do covenant with the said Everette E. Spears and wife, Carol V. Spears,

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 taxes for 1956 which have been prorated and assumed by the Grantees herein.

And we, Tony Ringpfeil and wife, Emma Ringpfeil,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Everette E. Spears and wife, Carol V. Spears,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of March, 19 56.

Tony Ringpfeil

Emma Ringpfeil

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. Paul Griffin, a Notary Public in and for said County and State, the within named Tony Ringpfeil and wife, Emma Ringpfeil,

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 26th day of March, 1956.

Commission expires October 24, 1959

Notary Public

WARRANTY DEED

FROM

TONY RINGPFEIL AND WIFE,

EMMA RINGPFEIL

TO 91335

EVERETTE E. SPEARS AND WIFE,

CAROL V. SPEARS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 31 day of MAR 1956 at 3:15 P.M.
Noted in Book 2497 Page 721
Recorded in Book
Recording Fee $2.00
JAMES P. WILSON, Register
By

G 469