K 2540

WARRANTY DEED — R. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of

- - - Ten and No/100 - - - DOLLARS ($ 10.00),

cash in hand paid by Hallie E. Mullican, a widow, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for further consideration the said Hallie E. Mullican has assumed and agrees to pay an indebtedness of $3,383.81, which indebtedness is the unpaid principal balance of one note in the original principal sum of $5,800.00, dated October 29, 1948, and is secured by a deed of trust to Miller Kimbrough, Trustee, of record in Book 1656, page 637, Register's Office for Davidson County, Tennessee,

BENJAMIN RICHMAN and wife, ANNIE RUTH RICHMAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

HALLIE E. MULLICAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 11 and 12 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.

Said Lots Nos. 11 and 12 front together 85 feet 5 inches on the southerly side of Caruthers Avenue and extend back 178 feet on the westerly line and 178 feet 2 inches on the easterly line, to the northerly margin of an alley, measuring 93 feet 6 inches thereon.

Being the same property conveyed to Benjamin Richman and wife, Annie Ruth Richman, by deed from Elisa B. Throneberry, et al., of record in Book 1644, page 469, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as stated hereinabove, and 1956 taxes which have been prorated and assumed by the Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 24th day of May, 1956

Benjamin Richman

Annie Ruth Richman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Glendon M. Fisher, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Benjamin Richman and wife, Annie Ruth Richman, the bargainor(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 Nashville, Tennessee, this the 24th day of May, 1956

Glendon M. Fisher, Jr.
Notary Public

My commission expires 11-3-59

WARRANTY DEED

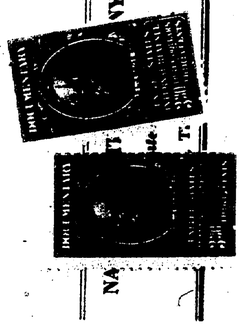
From 4803

Benjamin Richman, et ux

To

Hallie E. Mullican

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of MAY A.D. 1956 at 9:15 o'clock A M.
Noted in Book 16 Page 119
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Neely Dpt. Reg.



MARVIN G. HALL CO.

G 231