K 2545

For and in consideration of the sum of $ 100.00

One Thousand and 00/100 DOLLARS

Cash in hand paid by Donald Gilbert Ridley and wife, May Alice Ridley, receipt of which is hereby acknowledged, and for other good and valuable considerations, including the assumption and agreement to pay by the grantee herein of the remaining unpaid balance of a note dated January 27, 1950, executed by Gerald T Howell and wife, in the original amount of $5,400.00 with interest at 4% per annum, both principal and interest payable to Guaranty Mortgage Company of Nashville in monthly installments of $28.51 each, and transferred to Arthur J. Borel Warranty Deed of record in Book 2018, Page 403 Registers Office Davidson County Tennessee,

We, ARTHUR J. BOREL and Wife, DAISY G. BOREL, have bargained and sold, and by these presents do transfer and convey unto the said, Donald Gilbert Ridley and wife May Alice Ridley, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 1 onthe Map of the Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, page 151, Register's Office for said County, and being shown as Lot No. 5 on a survey of part of said Lot No 1 made by S. W. McMurray, of record in Book 421, page 8, said Register's Office, and described according to an unregistered copy of a survey thereof made by T. R. Sanford, Surveyor.

Said Lot No. 5 fronts 43 feet on the southerly side of Arrington Street and runs back between parallel lines, along the easterly margin of North 5th Street, 120 feet to a dead line.

Being the same property conveyed to Gerald T. Howell and wife, Vera A. Howell, by deed from Arch Bishop, Jr., et al, of record in Book 1787, page 243, said Register's Office and transferred to Arthur J. Borel by Warranty Deed of Record in Book 2018 Page 403

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald Gilbert Ridley and wife, May Alice Ridley Their heirs and assigns, forever.

And we do covenant with the said Donald Gilbert Ridley and wife, May Alice Ridley 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 Arthur J. Borel and wife Daisy G. Borel, do further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Donald Gilbert Ridley and wife, May Alice Ridley Our heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hands this 26 day of July, 1954.

Arthur J. Borel

Daisy G. Borel

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Mary Polk, a Notary Public in and for said County and State, the within named Arthur J. Borel and Daisy G. Borel

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 20 day of July, 1954.

My Commission expires April 9 1956

Mrs. Mary Polk
Notary Public

WARRANTY DEED

FROM 9157

A. J. Borel etux

TO D. G. Ridley etux

Rec'd for Record July 29 1954 at 8:40 A.M. Book 2417 Page 277 Fee $2.00 Dept. Reg.

DOCUMENTARY 10¢ INTERNAL REVENUE TAX PAID

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 277