K 2597

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of --$10.00--
--Ten and 00/100-- DOLLARS
Cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations including the assumption by the buyer of the unpaid principal balance on a note dated July 15, 1947 in the original sum of $5600.00. Said note is secured by and described in a deed of trust executed by Cumberland Construction Company, Inc., to Chas. F. Lovell, Trustee, of record in Book 1502, page 203, RODC; (2) The unpaid principal balance of a note signed by Alfred A. Nichols and wife, Helen F. Nichols, dated May 1, 1948, in the original amount of $800.00. Said note is secured by and described in a deed of trust executed by Alford A. Nichols and wife, Helen F. Nichols, to Chas. F. Lovell, Trustee, which appears of record in Book 1596, page 555, RODC; (3) and the principal balance of $1600.00 of a note signed by Avery A. Hudson, and wife, Sarah Watson Hudson, secured by a deed of trust which they executed to John B. Beckett, Trustee, recorded in Book ____ Page ____, RODC, covering monthly installments, beginning Jan. 15th, 1957, at $19.21 per month, or before, until paid in full.

we have bargained and sold, and by these presents do transfer and convey unto the said Hallie House Wright her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

TRACT 1: Being the easterly 20 feet of Lot No. 32, and the westerly 40 feet of Lot No. 31, Block "D", on the revised map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, RODC.
Said parts of said lots adjoin and front together 60 feet on the northerly side of Carmel Avenue and run back between parallel lines 145 feet to a dead line.
Being the same property conveyed to Johnnie Eldridge Anderson and wife, Marceline Locke Anderson, by deed from Alford A. Nichols and wife, Helen F. Nichols, of record in Book 2017, page 287, RODC.
The above property is conveyed subject to restrictions of record in Book 1380, page 88, said RODC, subject to a 30-foot setback line from Carmel Ave., and a 10-foot easement along the rear of lot for utilities.
TRACT 2: Being the easterly (10) feet of Lot. No. 31, Block "D", on the revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, RODC. Said part of Lot No. 31, Block "D" fronts 10 feet on the north side of Carmel Avenue and runs back between parallel lines 145 feet to a dead line.
Being the same property conveyed to Johnnie Eldridge Anderson and wife, Marceline Lock Anderson by A.J.Coleman and wife, Edith Coleman, of record in Book 2487, page 43, said RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hallie House Wright her heirs and assigns, forever.

And we do covenant with the said Hallie House Wright 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 do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Hallie House Wright her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of October, 19 56

Mrs. Gertrude Greene Beckett
John B. Beckett

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