K 2637

WARRANTY DEED BEAU B. 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 and receipt of which is hereby acknowledged, and other good and valuable considerations,

We, Robert C. Ritchie and his wife, Betty K. Ritchie

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James R. Linebaugh and wife, Gail Greene Linebaugh, their

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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Abbay Hall Subdivision, Section One, of record in Book 2631, Page 18, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert C. Ritchie and wife, Betty K. Ritchie, by deed from Gerald E. Sheridan and wife, Catherine R. Sheridan, of record in Book 2494, Page 225, Register's Office for Davidson County, Tennessee.

The grantees herein take title subject to a certain promissory note dated February 27, 1956, for the original principal sum of $12,300.00 which note is secured by a deed of trust executed by Robert C. Ritchi and wife, Betty K. Ritchie, to Herschel Greer, Trustee, of record in Book 2508, Page 71, Register's Office for Davidson County, Tennessee, given to sevure payment of said note which is payable to the order of Guaranty Mortgage Company of Nashville in monthly installments of $68.39 each, including principal and interest at the rate of 4½% per annum, beginning April 1, 1956, balance March 1, 1981.

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.

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 21 day of January, 1957

Robert C. Ritchie
Betty K. Ritchie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert C. Ritchie, et ux, Betty K. Ritchie 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 28 day of January, 1957

Wayne Hammontree
Notary Public

My commission expires:
October 24, 1960

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED
From
Robert C. Ritchie, et ux
Betty K. Ritchie
To 30463
James R. Linebaugh, et ux
Gail Greene Linebaugh

DOCUMENTARY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of FEB A.D. 1957 at 11 27 o'clock A M
Noted in Book 81 Page 535
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dpt. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

PG 477