K 2638

For and in consideration of the sum of $ 10.00
- - - - - - - - - - TEN AND NO/100 - DOLLARS

Cash in hand paid by Benjamin F. Waddell and wife, Anne Shelton Waddell, and other good and valuable considerations, receipt of which are hereby acknowledged and subject to a first mortgage executed by the grantors herein to John W. Murphree, Trustee, dated March 11, 1955, now in the principal balance of $12,149.22, secured by Deed of Trust of record in Book 2382, page 585, Register's Office for Davidson County, Tennessee; said mortgage payable in 300 monthly instalments of $70.60 each, which includes interest at the rate of 4½% per annum, with first payment due April 1, 1955 and final instalment due March 1, 1980; We,

ROBERT B. NOBLE and wife, MARTHA M. NOBLE

have bargained and sold, and by these presents do transfer and convey unto the said Benjamin F. Waddell and wife, Anne Shelton Waddell, 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. 14 on the Plan of Donelson Meadows, as of record in Book 1835, page 35, Register's Office for said County.

Said Lot No. 14 fronts 55 feet on the northwesterly side of Crestline Drive and runs back between lines, 291.9 feet on the northeasterly line and 215.8 feet on the southwesterly line, to a dead line in the rear, measuring 162.8 feet thereon.

Being the same property conveyed to Robert B. Noble and wife, by deed from W. H. Drummond and wife, of record in Book 2346, page 295, said Register's Office.

This conveyance subject to plan and easements of record in Book 1835, page 35 and restrictive covenants of record in Book 412, page 351, Book 1038, page 541, Book 1788, 509 and in Book 1847, page 469, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Benjamin F. Waddell and wife, Anne Shelton Waddell their heirs and assigns, forever.

And We do covenant with the said Benjamin F. Waddell and wife, Anne Shelton Waddell 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 as hereinabove set out and taxes for 1957 which are pro rated and assumed by the grantee herein.

And We, Robert B. Noble and wife, Martha M. Noble do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Benjamin F. Waddell and wife, Anne Shelton Waddell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of February, 19 57

Robert B. Noble
Martha M. Noble

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State aforesaid named Robert B. Noble and Martha M. Noble 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 22nd day of February, 19 57

Commission expires October 29, 1958

Jessie B. Overton
Notary Public

WARRANTY DEED

FROM
ROBERT B NOBLE, ETUX

TO
BENJAMIN F WADDELL, ETUX

94645

Murphree Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 25 day of FEB A.D. 1957 at 3:47 o'clock P.M.
Noted in Book 2717 Page 349
Recorded in Book Page
Recording Fee $2.00
JAMES D. WILSON, Register
By Dpt. Reg.

Published by

JEE TITLE COMPANY
SVILLE, TENNESSEE

Zone Office
CRS TITLE INSURANCE CORPORATION
Richmond, Virginia

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