BK 2691

For and in consideration of the sum of $10.00

TEN AND NO/100 -**DOLLARS**

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Clarence L. Spence and wife, Christine B. Spence

have bargained and sold, and by these presents do transfer and convey unto the said James O. Cripps and wife, Betty Eloise Cripps, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 40, Block "A", on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, R.O.D.C., Tennessee.

Said Lot No. 40 fronts 100 feet on the south side of Blackstone Ave., and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Clarence L. Spence, by deed from A. J. Coleman et ux, Edith, of record in Book 2542, page 321, R.O.D.C., Tennessee.

Restrictions of record in Book 1130, page 85; Book 1380, page 88, both R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James O. Cripps and wife, Betty Eloise Cripps their **heirs and assigns, forever.**

And we **do covenant with the said** James O. Cripps and wife, Betty Eloise Cripps **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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Clarence L. Spence and wife, Christine B. Spence **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James O. Cripps and wife, Betty Eloise Cripps their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 24th **day of** July, **19** 57

Clarence L. Spence

Christine B. Spence

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nola Vandergriff, **a Notary Public in and for said County and State, the within named** Clarence L. Spence and wife, Christine B. Spence

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 office, this 24th **day of** July, **19** 57

Commission expires My Commission Expires Jan. 25, 1958

Nola Vandergriff
Notary Public

WARRANTY DEED

FROM
Clarence L. Spence et ux

TO
James O. Cripps et ux

16365

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)

Received for record 26 day of JUL A.D. 1957 at 2:42 o'clock P.M. and recorded in Book 2691 Page 183

Recording Fee $2.00

JAMES R. WILSON, Register

By _____ **Dpt. Reg.**

DOCUMENTARY

DOCUMENTARY

DOCUMENTARY

DOCUMENTARY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PG 183