K 2741

For and in consideration of the sum of $ SEVENTEEN THOUSAND NINE HUNDRED FIRTY & NO/100 - - - - - - - - - - - - - ($17,950,00) - - - - - - - - - DOLLARS of which $5,460.63 has been paid in cash by Madge Moore Graves, the receipt of which is hereby acknowledged; and for the balance the said Madge Moore Graves has assumed and agreed to pay balance owing on note in principal amount of $12,500.00 to Fidelity Federal Savings & Loan Association, secured by deed of trust to Louis E Leftwich, Jr., Trustee, of record in Book 2684, p. 195, Register*s Office for Davidson County, Tennessee;

We, VERNON E. RAGER and wife, EVA C. LOUIE RAGER,

have bargained and sold, and by these presents do transfer and convey unto the said

MADGE MOORE GRAVES, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 398 on Plan of Bellshire Estates, Sec. "A" of record in Book 2331, p. 116, Register's Office for said County.
Said Lot No. 398 fronts 132.3 feet on the southerly side of Stilton Drive, and runs back 297.7 feet on the westerly line and 249 feet on the easterly line, to a dead line in the rear, which is a broken line, measuring 175 feet thereon.
Being the same property conveyed to Vernon E. Rager and wife, Eva C. Louise Rager, by deed from Bellshire Properties, Inc., of record in Book 2698, p. 359, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 2538, p. 193, R.O.D.C. Tennessee; and Easement for high pressure gas line or lines crossing the northeast corner of the lot, as condemned and shown in Minute Book 46, p. 445, Third Circuit Court, and as shown in Book 2492, p. 193, Register's Office.

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

And we do covenant with the said Madge Moore Graves 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 aforesaid and taxes for 1958.

And we, Vernon E. Rager and wife, Eva C. Louie Rager do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Madge Moore Graves, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of February, 1958

Vernon E Rager
Eva C Louie Rager

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Herbert N Jordan, a Notary Public in and for said County and State, the within named Vernon E. Rager and wife, Eva C. Louie Rager, 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 10th day of February, 1958

Herbert N Jordan
Notary Public

Commission Expires July 30, 1960

TENNESSEE TITLE COMPANY

Warranty Deed

From VERNON E. RAGER, ET UX

To MADGE MOORE GRAVES

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 11 day of Feb A.D. 1958 at 9:12 o'clock A M. and recorded in Book 2773 Page 274

Recorded in Book Page

Fee $

WILSON, Register

By

#17.95

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