K 2928

For and in consideration of the sum of $ 10.00 (Ten and no/100) - DOLLARS to us cash in hand paid by Mildred Y. Rucker, receipt of which is hereby acknowledged, and for the further consideration of said Mildred Y. Rucker assuming payment of the balance due on the Vendor's lien, notes payable to Tolbert G. Higgins and wife or their order to secure payment of purchase price as of record in Book 2481, page 316, Register's Office for Davidson County, Tennessee,

We, Tom B. Alexander and wife, Velda R. Alexander

have bargained and sold, and by these presents do transfer and convey unto the said Mildred Y. Rucker, 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. 26 on the map of L. A. Warren's re-subdivision of Block "C", R. M. Dudley's Subdivision, as of record in Book 843, page 102, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the northerly side of Kirkland Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Tom B. Alexander and wife, Velda R. Alexander, by deed from Tolbert G. Higgins and wife Evelyn O. Higgins, as of record in Book 2481, Page 316, R.D.D.C.Tenn.

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

And We do covenant with the said Mildred Y. Rucker 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 for lien to secure payment of notes as shown above.

And We, Tom B. Alexander and wife Velda R. Alexander do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mildred Y. Rucker, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17 day of July, 1959

Tom B Alexander

Velda R. Alexander

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Celia L. Willard, a Notary Public in and for said County and State, the within named Tom B. Alexander and wife, Velda R. Alexander the bargainors, 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 17 day of July, 1959.

Commission expires

Celia L. Willard
Notary Public

WARRANTY DEED

FROM 45367

TOM B. ALEXANDER AND WIFE, VELDA R. ALEXANDER

TO

MILDRED Y. RUCKER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of AUG A.D. 1959 at 1:14 o'clock P. M.
JAMES P. WILSON, Register

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 507