K 2961

For and in consideration of the sum of ($10.00)

Ten and No/100 DOLLARS

Cash in hand paid by Ralph H. Drake, Jr., and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, M. H. Webb and wife, Ida Nelle Webb have bargained and sold, and by these presents do transfer and convey unto the said Ralph H. Drake, Jr.

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, July 13, 1954, as follows:

Beginning at the northwest corner of the Whites Creek Pike and an Avenue 14½ feet wide, separating this property from what was formerly the Gray property; thence with the northerly margin of said Pike, westwardly 55 feet to J. G. Willis southeast corner; thence with his easterly line, northwardly 173 feet to the southerly margin of an alley; thence with said alley, eastwardly 44.5 feet to the westerly margin of said Avenue; thence with same, southwardly 198 feet to the beginning.

Being the same real property conveyed to M. H. Webb by deed from Lillian G. Crain, et al, dated August 1, 1959, filed August 27, 1959, and recorded in Book 2957, Page 152, 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 Ralph H. Drake, Jr.

his heirs and assigns, forever.

And we do covenant with the said Ralph H. Drake, Jr.

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 1959 taxes which have been pro rated and assumed by the Purchaser.

And we, M. H. Webb and wife, Ida Nelle Webb

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ralph H. Drake, Jr.

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of September, 19 59

M. H. Webb

Ida Nelle Webb

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. C. Webb, a Notary Public in and for said County and State, the within named M. H. Webb and wife, Ida Nelle Webb

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 4th day of September, 19 59

Commission expires 5-21-63.

H. C. Webb
Notary Public

WARRANTY DEED
FROM 52821
M. H. Webb, et ux
TO
Ralph H. Drake, Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 25 day of SEP A.D. 1959 at 11:15 o'clock A.M.
Noted in Book 2961 Page 612
Recorded in Book 2961 Page 612
Recording Fee
JAMES D. WILSON, Register
By

4 # 3800 00

DOCUMENTARY

DOCUMENTARY

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