BK 3000

WARRANTY DEED G-135177

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ****

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a deed of trust note, dated April 1, 1953, in the original principal sum of $9,000.00, secured by instrument executed by Howard E. Pruitt and wife, to Louis R. Linx, Trustee, of record in Book 2173, page 315, Register's Office for Davidson County,

HOWARD E. PRUITT and wife, ELLEN C. PRUITT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT CUMMINGS RAMSEY and wife, VERA ALENE RAMSEY,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 120, all of Lot 121, and the northerly 20 feet of Lot No. 122 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for said County.

Said Lot No. 121 and parts of Lots Nos. 120 and 122 front together 65 feet on the easterly side of Ivins Street, and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Howard E. Pruitt and wife, Ellen C. Pruitt, by deed from James L. Bryan and wife, of record in Book 2140, page 567, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1086, page 284, said 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 31st day of December, 1959

Howard E. Pruitt

Ellen C. Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 196__

My commission expires: _____ *Notary Public*

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