K 3179

Book 3179 Page 548

REAU E. FOLK, JR., FORM

WARRANTY DEED G-7828

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,

MARY McADOO,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HELEN M. RUCKER, for her sole and separate use, ***

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:

Being the easterly half of the westerly half of Lot No. 109 in the Waverly Land Company's Plan of lots, called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County, and more fully described as follows:

Said part of Lot No. 109 fronts 50 feet on the southerly side of Acklen, formerly Kirkman Avenue, and runs back 250 feet to an alley measuring 38½ feet thereon.

Being the same property conveyed to Mary McAdoo, by deed from Joseph Miller and wife, of record in Book 2902, page 505, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 221, page 358, said Register's Office.

This conveyance is also made subject to a deed of trust, of record in Book 2614, page 159, said Register's Office, to secure a note in the original sum of $4,000.00 to Nashville Bank and Trust Company, the monthly payments on which the Seller herein will continue to make until paid in full.

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.

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 26th day of January, 19 61.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary McAdoo, the Bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of January, 19 61.

My commission expires: July 23, 1962

Notary Public

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of JAN A.D. 1961 at 9:00 o'clock A.M.
Noted in Book 47 Page 88
Recording Fee $2.00
JAMES R. WILSON, Register
By [illegible] D.C.

WARRANTY DEED
CB&F
From
MARY McADOO
To
HELEN M. RUCKER

24050

PG 548