K 3219

For and in consideration of the sum of $10.00, TEN and NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS
Cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, and the hereinafter named GRANTEE assumes and agrees to pay $4,397.94 representing the unpaid principal balance of an original indebtedness of $8,500.00 executed by Jack D. Irby and wife, to Herschel Greer, Trustee, as of record in Book 1436, page 137, R.O.D.C., Tennessee. By instrument of record in Book 1439, page 388, the above debt was assigned to The Prudential Insurance Company of America.

WE: JAMES C. COOPER and WM. F. CARTER
have bargained and sold, and by these presents do transfer and convey unto the said

JANICE G. RIDLEY, her

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

BEING the northerly 144 feet of Lot No. 13 on the Map showing Subdivision of certain lots in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's Office for said County, described according to a survey made by J.E.Barnes, Surveyor, April 10, 1946, as follows:

BEGINNING at an iron pin at the southeast corner of Glendale Park Avenue and Soper Avenue; thence with the southerly margin of Glendale Park Avenue, eastwardly 142.5 feet to the corner of Lots 13 and 14; thence with the line between said two lots, southwardly 144 feet; thence at right angles westwardly 142.5 feet to the easterly margin of Soper Avenue; thence with said Avenue, northwardly 144 feet to the beginning.

Being the same property conveyed to James C. Cooper and Wm. F. Carter, by deed from Walter Jackson Abel and wife, as of record in Book 3179, page 189, 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 said Janice G. Ridley, her heirs and assigns, forever.

And we do covenant with the said Janice G. Ridley 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.

And we: James C. Cooper and Wm. F. Carter do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Janice G. Ridley, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th. day of APRIL, 1961

James C. Cooper    Wm F. Carter

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named James C. Cooper and Wm. F. Carter 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 Nashville Tennessee, this 15 th. day of APRIL, 1961.

Commission expires February 16, 1965

L W Carney
Notary Public

L. W. CARNEY NOTARY PUBLIC DAVIDSON COUNTY

Warranty Deed

From 35049
JAMES C. COOPER, et al

To
JANICE G. RIDLEY

DO NOT PUBLISH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of APR A.D. 1961 at 10:19 o'clock a M.
Noted in Book 98 Page 425
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dep. Reg.

Published by TENNESSEE TITLE COMPANY

Wm. F. CARTER

G 547