K 3252

For and in consideration of the sum of $10.00

Ten and No/100 DOLLARS

and other good and valuable considerations, cash in hand paid by Phillip M. Ritter and wife, Montie E. Ritter, the receipt of all of which is hereby acknowledged.

Raleigh T. Blanks and wife, Mildred B. Blanks have bargained and sold, and by these presents do transfer and convey unto the said Phillip M. Ritter and wife, Montie E. Ritter their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Southmeade, Section III, as of record in Book 2900, page 92, Register's Office for said County. Said Lot fronts 130 feet on the easterly side of Prescott Road and runs back 355.8 feet on the southerly line and 415 feet on the northerly line to a dead line in the rear on which it measures 148.3 feet.
Being part of the property conveyed to Raleigh T. Blanks and wife, Mildred B. Blanks, by deed from N. C. Dunn, Jr., et al, of record in Book 3131, page 533, said Register's Office.

This conveyance made subject to restrictions filed for record prior to Feb. 15, 1950, in Book 1788, page 108, and in Book 3074, page 329, filed June 7, 1960, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip M. Ritter and wife, Montie E. Ritter their heirs and assigns, forever.

And we do covenant with the said Phillip M. Ritter and wife, Montie E. Ritter 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., with exception of 1961 taxes which are prorated and assumed by Grantees herein.

And we, Raleigh T. Blanks and wife, Mildred B. Blanks do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Phillip M. Ritter and wife, Montie E. Ritter their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of July, 1961

Raleigh T. Blanks

Mildred B. Blanks

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Raleigh T. Blanks and wife, Mildred B. Blanks the bargainer, 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 17th day of July, 1961

Commission expires April 26, 1965

Phillip E. Cole
Notary Public

File: Mid-South Mortgage Corp.

WARRANTY DEED

FROM 18905

Raleigh T. Blanks and wife,

Mildred B. Blanks

TO

Phillip M. Ritter and wife,

Mildred M. Ritter

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of July A.D. 1961 at 2:37 o'clock P.M.
Noted in Book 3252 Page 261
Recorded in Book Page
Entering Fee
JAMES P. WILSON, Register
By

Nashville Title Co.

G 261