K 3256

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by MARTHA RUDDOCK

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

KATHERINE RUDDOCK BROWNE, as to my 1/2 undivided interest

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northwest part of Lot No. 10 on the Map of Thomas Harding's Plan of Lots, as of record in Book 19, page 241, Register's Office for said County. Said part of said lot fronts 29 feet on the south side of Jefferson Street and runs back between parallel lines, along the east margin of 14th Avenue North, 100 feet to a dead line.

Being the same property devised to Martha Ruddock, as devisee under the will of Pearl Ruddock, deceased, whose will is of record in Will Book 71, page 94, County Court Clerk's Office, as to a 1/2 undivided interest and the same property inherited by Katherine Ruddock Brown, as one of the children and heirs-at-law of C. B. Ruddock, who died intestate may years ago, as to the other 1/2 undivided interest.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 10 day of August, 1961

Katherine Ruddock Browne

Katherine Ruddock Browne

Albert S. Browne

STATE TAX $ [illegible]

PROBATE 5

TOTAL $ [illegible]

STATE OF [redacted] OHIO

[redacted] COUNTY

CUYAHOGA

AUG 15 1961

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Ruddock Browne & Albert S. Browne, Jr.

the bargainors, 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 [redacted] Cleveland, Ohio, [redacted]

this 10 day of August, 1961

Commission expires [illegible] 62

Notary Public.

Published by TENNESSEE TITLE COMPANY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Received for record 15 day
Aug A.D. 1961
Noted in Book 3256 Page 344
Recording Fee [illegible]
JAMES R. WILSON, Register
By [illegible]

REGISTER'S OFFICE

PLEASE PUT IN ENVELOPE

REGISTERS OFFICE

MARTHA RUDDOCK

To

KATHERINE RUDDOCK BROWNE

Warranty Deed

G-45786 mas

From 53892

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