BK 3317

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WARRANTY DEED

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 Grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 26, 1950, in the original principal sum of $7,650.00, executed by Carl T. Craft and wife, Naomi B. Craft, and payable to the order of Guaranty Mortgage Company, in monthly installments of $45.36 each, including interest at 4% per annum, beginning August 1, 1950, the said note being secured by a deed of trust, to Hersch J Greer, Trustee, of record in Book 1642, page 343, Register's Office for Davidson County, Tennessee,

R. F. RIDER and wife, WILMA L. RIDER,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILMA L. RIDER

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 Lot No. 5 and the westerly 10 feet of Lot No. 4 of Block No. 1 on the Map of Sylvan Park, as of record in Book 332, page 102, Register's Office for said County.

Said Lot No. 5 and part of Lot No. 4 front together 70 feet on the northerly side of Colorado Avenue, formerly 9th Avenue, and run back between parallel lines, along the easterly margin of Bath Avenue North, formerly Third Street, 150 feet to a 20 foot alley.

Being the same property conveyed to R. F. Rider and wife, Wilma L. Rider, by deed from Carl T. Craft and wife, Naomi B. Craft, of record in Book 2183, page 561, Register's Office for Davidson County, Tennessee.

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 above, and except for 1952 taxes, which have been assumed by the grantee.

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.

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 9th day of January, 1952

R. F. Rider

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 R. F. Rider and wife, Wilma L. Rider,

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, the 9th day of January, 1952

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1952

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of JAN A.D. 1952 at 11:20 o'clock A M
Noted in Book 1560 Page 460
Recorded in Book 3317 Page 436
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

WARRANTY DEED
CBAE
From R. F. RIDER AND WIFE, WILMA L. RIDER.
To WILMA L. RIDER
78493

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