K 3405

Book 3405 Page 475

For and in consideration of the sum of $ TWELVE THOUSAND, SIXTY-TWO AND 4/100 (12,062.04)----------DOLLARS of which sum Two Thousand and 00/100 ($2,000.00) Dollars has been paid in cash by Roosevelt Mangrum and wife, Lucille Mangrum, the receipt of which is hereby acknowledged; and for the balance of $10,062.04 the said Roosevelt Mangrum and wife assume and agree to pay the unpaid balance of that amount on a note dated October 22, 1957 for the principal sum of $11,250.00, with interest at 5% per annum, both principal and interest payable $67.50 monthly, beginning November 1, 1957, and secured by deed of trust executed by Travis C. Jones and wife to James Robertson, Jr., Trustee, of record in Book 2674, page 64, Register's Office for Davidson County, Tennessee,

we, Jack M. Rigsby and wife, Geraldine Rigsby,

have bargained and sold, and by these presents do transfer and convey unto the said Roosevelt Mangrum and wife, Lucille Mangrum, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 7 on the Revised Plan of Richland Park Subdivision, Section IV, of record in Book 2330, page 95, Register's Office for Davidson County. Said Lot No. 7 fronts 65 feet on the Northerly side of Belmont Circle and runs back 141.1 feet on the easterly line and 139.7 feet on the westerly line to a dead line, which is a broken line, measuring 76.4 feet. Being the same property conveyed to Jack M. Rigsby and wife, Geraldine Rigsby, by deed from Travis C. Jones and wife, of record in Book 3174, page 346, said Register's Office.

This conveyance is subject to restrictions contained in instrument of record in Book 2811, page 577, and set-back line and easement for public utilities along rear of lot as shown on plan of record in Book 2330, page 95, 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 Roosevelt Mangrum and wife, Lucille Mangrum, 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, except [illegible] mentioned deed of trust and taxes for year 1962, assumed by grantees. 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.

Witness our hand s this 1st day of July, 1962.

Jack M. Rigsby

Geraldine Rigsby

STATE OF TENNESSEE,
DAVIDSON COUNTY

Personally appeared before me, J. H. Watts Jr., a Notary Public in and for said County and State, the within named Jack M. Rigsby and wife, Geraldine Rigsby,

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 1st day of July, 1962.

Commission expires Aug 4-1962

J. H. Watts Jr.
Notary Public

TENNESSEE

11657

Warranty Deed

From JACK M. RIGSBY, ET UX

To ROOSEVELT MANGRUM, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of JUL A.D. 1962 at 8:41 o'clock A.M.
Noted in Book 2 Page 475
Recorded in Book Page
Recording Fee $3.00
JAMES P. WILSON, Register
By Deputy Reg.

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