1968

31657

WARRANTY DEED

FROM

Frances Orr Pruett et vir

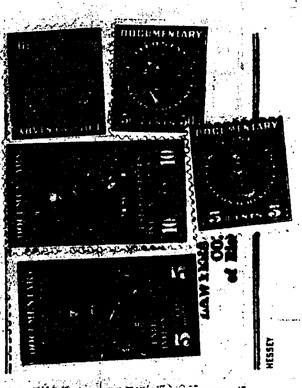
Ann K. Daniel

Please put in Doug Smith's Box

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 30 day of Mar. A.D. 19 51
at 3:25 o'clock P.M.
Noted in Book 75 Page 223
Recorded in Book Page
Recording Fee $ .50
By J. A. Eskew County Register
Dept. Reg.



For and in Consideration of the sum of $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that grantees herein do hereby assume and agree to pay the unpaid balance of a loan secured by deed of trust executed by Robert B. Vance and wife, Frances Orr Vance, by Ferriss C. Bailey, Trustee, of record in Book 1497, page 392, Register's Office for Davidson County, Tennessee, to secure Investors Syndicate the payment of one note dated June 5, 1947, in the principal sum of $20,000.00, with interest at the rate of 4% per annum, we

Frances Orr Pruett (formerly Frances Orr Vance) and husband, Edwin E. Pruett

have bargained and sold, and by these presents do transfer and convey unto the said

Ann K. Daniel, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Tract No. 1 - being part of Lots Nos. 204 and 205 on the Map of the Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, described according to a copy of a survey thereof made November 16, 1946, by Norris H. Hickerson, Surveyor, as follows:

Beginning at a point in the east margin of Lynwood Blvd., at an iron pin 180 feet north of the north margin of Iroquois Avenue; thence south 76° east 249.4 feet to the east line of Lot No. 205, said point being an iron pin 41 feet north of the original corner between Lots Nos. 205 and 206; thence with the east line of Lot No. 205 north 9° 30' east 175 feet to an iron pin which is 14.71 feet north of the original corner of Lots Nos. 204 and 205; thence north 77° 15' west 223.8 feet to an iron pin at the east margin of Lynwood Blvd., being 45.87 feet north of the Lots Nos. 204 and 205; thence with the margin of the said blvd., south 17° 30' west 170 feet to the point of beginning.

Being the same property conveyed to Frances Orr Vance by deed from Mary Dozier Vess and husband, Franklin M. Vess, of record in Book 1491, page 387, Register's Office for Davidson County, Tennessee.

Tract No. 2 - Land lying in the 7th Civil District of Davidson County, Tennessee, and being parts of Lots Nos. 222 and 223, of the subdivision of Royal Oaks as of record in Book 421, page 103, Register' Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southeast corner of the tract of land conveyed to Frances Orr Vance by deed from Franklin M. Vess and wife, in Book 1491, page 387, Register's Office for Davidson County, Tennessee; thence south 76° 0 minutes east 94 feet to a point; thence north 6° 40 minutes east 177.6 feet to a point; thence north 77° 15 minutes west 84.8 feet to a point, the said point being the northeast corner of the said property conveyed to Frances Orr Vance by deed from Franklin M. Vess and wife; thence with the eastern line of said property south 9 degrees 30 minutes west 175 feet to the point of beginning.

Being the same property conveyed to Frances Orr Vance by deed from Royal Oaks Land Company, of record in Book 1905, page 604, Register's Office for Davidson County, Tennessee.

Subject to easement for water mains in Book 613, page 404, and in Book 924, page 24 and restrictions in Book 1001, page 203, Register's Office for Davidson County, Tenn.

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