1971

Book 1195 Page 637

34725

WARRANTY DEED

FROM

Oscar B. Spann et ux

TO

W. H. Rains et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of MAY 1951 at 11:36 A.M.
Recorded in Book 1195 Page 637
Fee 2.00
JAMES W. McKinley
Register



For and in Consideration of the sum of $11,200.00

Eleven Thousand-Nine Hundred & NO/100 DOLLARS

of which Eight Thousand-Eight Hundred-Eighty-Eight ($8,888.01) & 01/100 Dollars, has been paid in cash by W.H. Rains and wife Mary Bell Day Rains the receipt of which is hereby acknowledged, and for the remainder Three Thousand-Eleven ($3,011.99) & 99/100 Dollars, the said W. H. Rains and wife Mary Bell Day Rains have assumed the balance of a certain indebtedness in the original amount of Four Thousand-One Hundred ($4,100.00) & NO/100 Dollars, secured by first Deed of Trust on the property hereinafter conveyed as of this date being Three Thousand-Eleven ($3,011.99) & 99/100 Dollars, and payable Twenty-Two ($22.80) & 80/100 Dollars, per month including principal and interest at four and one-half (4½%) per cent.

We, Oscar B. Spann and wife, Kate Gillon Spann

have bargained and sold, and by these presents do transfer and convey unto the said W. H. Rains and wife, Mary Bell Day Rains

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 Tract No. 2 on the unrecorded Plan of John U. Wilson's Subdivision of the west part of Lot No. 1 of the L. A. Bauman Property, which Bauman Property, as to streets and alleys, is shown on the Plan of Stokes and Marshall's Subdivision of record in Book 332, page 105, of the Register's Office for said County and described as follows:

Beginning at a point in the easterly margin of Natchez Trace, formerly 28th Avenue South, 61 feet more or less north of the northerly margin of Jones Avenue, being the common corner of Tracts 1 and 2; thence with the line between said Tracts 1 and 2, easterly 120 feet more or less to a point in the westerly line of Tract 4; thence with the westerly line of the same northerly 51 feet more or less to the common corner of Tracts 2 and 3; thence with the line between Tracts 2 and 3 westerly 120 feet more or less to the easterly margin of Natchez Trace; thence with the margin of the same southerly 51 feet more or less to the point of beginning.

Being the same property conveyed to Oscar B. Spann and wife, by deed of John U. Wilson, of record in Book 1195, page 231, Register's Office for Davidson County, Tennessee.

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