K 2012

For and in consideration of the sum of $ 13,600.00 - - - - - - - - - - - - - - - - - - - - -

Thirteen Thousand Six Hundred and No/100 - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Kenneth G. Diehl and wife, Sarah L. Diehl, the receipt of which is hereby acknowledged, we,

J. B. DOWNEY and wife, MIRIAM E. DOWNEY

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth G. Diehl and wife, Sarah L. Diehl 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 Lot No. 26 on the Map of Vailwood Heights, as of record in Book 1835, page 32, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Skyline Drive, the common corner of Lots 25 and 26; thence with the line between said lots, westerly 192.9 feet to a point; thence South 3° 12' East 48 feet to a point; thence South 81° 07' West 63.5 feet to a point at a concrete monument, the common corner of Lots 26 and 35; thence southerly with the line between said lots, 36.8 feet to the common corner of Lots 26 and 27; thence easterly with the line between said lots, 252 feet to the westerly margin of Skyline Drive; thence with the margin of said Drive, northerly 106.3 feet to the beginning.

Being part of the property conveyed to J. B. Downey and wife, Miriam E. Downey, by deed from J. E. Crain and wife, of record in Book 1911, page 347, 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 Kenneth G. Diehl and wife, Sarah L. Diehl their heirs and assigns, forever.

And we do covenant with the said Kenneth G. Diehl and wife, Sarah L. Diehl 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 1951 taxes which have been prorated and are hereby assumed by the purchasers.

And we, J. B. Downey and wife, Miriam E. Downey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kenneth G. Diehl and wife, Sarah L. Diehl their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of June, 1951.

J. B. Downey

Miriam E. Downey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named J. B. Downey and wife, Miriam E. Downey

the bargainor, 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 30 day of June, 1951.

Commission expires July 11, 1951

O. G. Jones, Notary Public

O. G. JONES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM 41612

J. B. DOWNEY AND WIFE,

MIRIAM E. DOWNEY

TO

KENNETH G. DIEHL AND WIFE,

SARAH L. DIEHL

COMMUNITY MORTGAGE CO. OF NASHVILLE

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record JUL 5 1951 at 9:08 A.M. and recorded in Book 1911 page 347
JAMES H. ROSE, Register

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