K 2037

60996

Jno. T. Harrell
to deed
Hughlan E. Walker
et ux

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REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 FEB 1952
at 1:57 P.M. and
Noted in Book 1596 Page 337
Recording Fee $3.00
JAMES P. WILSON, Register
By [illegible] Dpt. Reg.

JNO. B. COBB
County Court Clerk
DAVIDSON COUNTY, TENN.
FEB 25 1952

STATE TAX $ [illegible]
PROBATE
TOTAL $ [illegible]

For and in consideration of the sum of $8179.07 ,of which $1500.00 has been paid in cash, and for $4679.07 of the remainder the grantees have assumed and agreed to pay a mortgage indebtedness due the First Federal Savings and Loan Association of Nashville, Tennessee, secured by a deed of trust covering the property herein conveyed and being recorded in book 1596, page 65, Register's Office of Davidson County, Tennessee; and for the balance of said purchase price the grantees Hughlan E. Walker and wife, Lena S. Walker have executed a joint promissory note of even date in the amount of $2,000.00 payable to the order of John T. Harrell in annual installments of $400.00 each with interest at the rate of 4% per annum, and to secure the payment of said note, principal and interest, and attorneys fees, a lien is expressly retained on the land herein conveyed, I, John T. Harrell, have this day bargained and sold, and do hereby transfer and convey unto the said Hughlan E. Walker and wife, Lena S. Walker, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, being composed of a tract of 20 acres, more or less, and a 10-foot strip, conveyed to Peter Forte by two deeds from Catherine Spathelf, of record in book 92, page 203, and 204, Register's Office for said County, and described as follows: Beginning at a point in the westerly margin of Marrowbone Road, a corner of the Molenarow land; thence with the line of said Marrowbone Road, northerly 10 feet to a point; thence north 88½° west 21 poles, to the east line of the 20-acre tract above referred to; thence with the line of the same, north 1½° east 17-1/2 poles more or less to a stake; thence north 62½° west 45 poles to two white oak, beech, and two gun pointers, in Eberhard's line; thence with Eberhard's line, south 1½° west 90 poles to a rock pile, being Angelo Aita's corner; thence with Aita's line, north 88½° east 40 poles to Antonio Molenarow's corner; thence with his west line, north 1½° east 52 poles to the beginning.
> Being the same property conveyed to John T. Harrell, unmarried by deed from Pete Forte, Jr. et al, of record in book 1585, page 157, Register's Office of Davidson County, Tennessee.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Hughlan E. Walker and wife, Lena S. Walker, their heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the deed of trust hereinbefore mentioned and taxes for the year, 1952, which are assumed by the parties herein.

FULL RELEASE

April 5 1955

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