K 2041



WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) DOLLARS

cash in hand paid the receipt of which is hereby acknowledged, and other valuable consideration, and the assumption of an unpaid balance on the property hereinafter described in the principal sum of Twelve Thousand Five Hundred and no/100 ($12,500.00) Dollars, as evidenced by certain notes executed by Robert J. Seul and wife, Georgia E. Seul to Allen D. Grizzard, and said notes being secured by a Deed of Trust dated July 12, 1949, and recorded September 29, 1950 in Deed Book 1905, page 32, Register's Office for Davidson County, Tennessee, which indebtedness purchaser assumes in accordance with the terms and conditions set forth in said Deed of Trust and also the assumption of the State and County taxes for the year 1951, which are due and owing in the amount of $195.30, and also the assumption of the current payment and interest, which payment is included in the principal sum hereinafore stated, we, J. M. Baucom and wife, Nelle T. Baucom

have bargained and sold, and by these presents do transfer and convey unto the said A J. Coleman and wife, Edith Coleman

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the Gallatin Pike, at the intersection of the center line of said Gallatin Pike and the center line of Liberty Avenue: thence with the center of said Gallatin Pike, south 45° west, 466.5 feet, more or less, to the northwest corner of the Old L.H. Grizzard tract of land; thence with the northern boundary line of the said Old L. H. Grizzard tract of land, south 47° east 4471.5 feet, more or less, to the center of the L. & N. Railroad; thence with the center of said railroad, in a northeasterly direction 1953.5 feet, more or less, to the southeast corner of a tract of land owned by Tidwell; thence with the southern boundary line of said Tidwell tract of land, north 52-3/4°, west 449.5 feet, more or less, to the northeast corner of a tract of land owned by J. A. Byrd; thence with the eastern boundary line of said Byrd's tract of land, south 47°, west 960.5 feet to a point in the center of said Liberty Avenue, said point being the southeast corner of said Byrd's tract of land; thence with the center of said Liberty Avenue, north 54°, west 1492.5 feet to the beginning, containing 130 acres, more or less.

Being the same property conveyed to J. M. Baucom and wife, Nelle T. Baucom by Robert J. Seul and wife, Georgia E. Seul by deed, dated September 29, 1950, of record in Deed Book 1905, page 517, Register's Office for Davidson County, Tennessee.

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