2090

For and in consideration of the sum of Ten & NO/100ths - - - - - - - - - - - - - - - - - -
($10.00) DOLLARS
cash in hand paid by JAMES R. TUCK and wife, ANN R. TUCK, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, JULIAN H. STEVENS, unmarried have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. TUCK and wife, ANN R. TUCK, 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 City of Belle Meade, near Nashville, Tennessee, being part of lot No. 192 on the Plan of the Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, of the Register's Office for said County, as follows:

Beginning at a point in the southerly margin of 8th Street, now Iroquois Avenue, 275 feet westerly from the westerly margin of West View Avenue; thence westwardly with the southerly margin of Iroquois Avenue, 125 feet to the northwest corner of said Lot No. 192; thence southerly with the west boundary line of said Lot, 216 feet to the northwest corner of Mrs. J. E. Henry's Lot; thence easterly with her northerly line, 125 feet to a point 275 feet westerly from the westerly margin of West View Avenue; thence northerly 210 feet, more or less, to the point of beginning.

Being the same property conveyed to Julian H. Stevens by deed from James Fred Emerson, Jr. and wife, of record in book 1758, page 137, said Register's Office.

Taxes for 1952 to be paid by purchasers, same having been pro-rated as of date hereof.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES R. TUCK and wife, ANN R. TUCK, their heirs and assigns, forever.

And I do covenant with the said JAMES R. TUCK and wife, ANN R. TUCK that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as herein before set out.

And I, JULIAN H. STEVENS, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES R. TUCK and wife, ANN R. TUCK, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26 day of July, 19 52

Julian H. Stevens

STATE OF TENNESSEE
Davidson County

Personally appeared before me, LOUISE SOMELL, a Notary Public in and for said County and State, the within named JULIAN H. STEVENS, unmarried,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of July 19 52

Commission expires July 11, 1953

Notary Public

74176

WARRANTY DEED

FROM
Julian H. Stevens

TO
JAMES R. TUCK ET UX

RECORDED AUG 1952 at 11:10 A.M. Fee 2.00 M. McKinley

Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

Form 103-A E. & P. Co.

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