K 2091

WARRANTY DEED

For and in consideration of the sum of Eight Thousand Eight Hundred Eighty-Three & 58/100ths ($8,883.58) Dollars paid and to be paid as follows: $1,350.00 cash in hand paid by RUBEN K. RICHARDS AND WIFE, EARLENE P. RICHARDS, the receipt of which is hereby acknowledged. For $7533.58 the said RUBEN K. RICHARDS and wife, EARLENE P. RICHARDS hereby assume and agree to pay $7533.58, representing the unpaid balance of a note of $7700.00, secured by deed of trust to Miller Kimbrough, Trustee, of record in Book 1843, page 527, Register's Office for Davidson County, Tenn.

We, John Herbert Tanner and wife, Mary S. Tanner, have bargained and sold, and by these presents do transfer and convey unto the said RUBEN K. RICHARDS AND WIFE, EARLENE P. RICHARDS, 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 part of Block No. 13 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in book 421, page 18, Register's Office for said County, described according to a survey made by E. R. Southgate, Surveyor January 9, 1946, as follows:

Beginning on the northerly margin of Nevada Avenue, at the southwest corner of the property conveyed to Jesse B. Lunday and wife by deed from L. R. Wiggs and wife, of record in book 1469, page 183, said Register's Office, said point being 170 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence with the northern margin of said Nevada Avenue, westwardly 50 feet; thence northwardly and parallel with Lunday's westerly line, 103 feet, more or less, to a point in the southerly line of the property conveyed to A. C. Oakley by deed from J. H. Brackman and wife, of record in book 1784, page 587, said Register's Office; thence with Oakley's southerly line, eastwardly 11 feet, more or less, to Oakley's southeast corner; thence with Oakley's easterly line and the easterly line of the property conveyed to J. C. Edwards and wife by deed from J. H. Brackman and wife, of record in book 1785, page 17, said Register's Office, northwestwardly 100 feet to the southerly margin of an alley, Edwards' northeast corner; thence with said alley, eastwardly 48 feet to Lunday's northwest corner; thence with Lunday's westerly line, southwardly 200 feet to the beginning.

Being the same property conveyed to John Herbert Tanner and wife, Mary S. Tanner by deed from J. C. Edwards and wife, of record in book 1850, page 585, said Register's Office.

Purchasers assume and agree to pay 1952 taxes, the 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 RUBEN K. RICHARDS and wife, EARLENE P. RICHARDS, their heirs and assigns, forever.

And we do covenant with the said RUBEN K. RICHARDS and wife, EARLENE P. RICHARDS, 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 as herein before set out.

And we, John Herbert Tanner and wife, Mary S. Tanner do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said RUBEN K. RICHARDS and wife, EARLENE P. RICHARDS, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of August, 19 52

John Herbert Tanner
John Herbert Tanner

Mary S. Tanner
Mary S. Tanner

STATE OF ~~TENNESSEE~~ FLORIDA
~~DAVIDSON~~ County

Personally appeared before me, Leon I. Norman, a Notary Public in and for said County and State, the within named JOHN HERBERT TANNER and wife, MARY S. TANNER

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 office, this 7th day of August, 19 52

Leon I. Norman
Notary Public

Notary Public, State of Florida at large
My commission expires Jan. 15, 1954
Bonded by American Surety Co. of N. Y.

LEON I. NORMAN NOTARY PUBLIC STATE OF FLORIDA AT LARGE

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