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10923

WARRANTY DEED

FROM Willis J. Mayberry

TO Larry S. Capps

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of FEB 1954
at 12:15 o'clock P.M. and recorded in Book 8 Page 497
Recording Fee $2.00
JAMES P. WILSON, Register
By Mrs. Smith Deputy

Attorneys Title Company
[redacted]
American Insurance Co.

WARRANTY DEED

For and in Consideration of the sum of *****TWO HUNDRED THIRTY and 00/100th DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and for the further consideration that Larry S. Capps and wife Elsie Mai Capps , have this day executed their one (1) Promissory Note in the principal sum of Three Hundred Ten ($310.00) Dollars, payable to the order of Willis J. Mayberry and wife Jannie Mayberry, payable in the amount of Fifteen ($15.00) Dollars on 27th day of February, 1954, and a like sum on the 27th day of each succeeding month thereafter until the entire principal balance is paid in full, together with interest at the rate of six (6%) per centum per annum on the unpaid principal balance; and to secure the payment of said note a vendor's lien is specifically retained on the property hereinafter described,

We, Willis J. Mayberry and wife, Jannie Mayberry

have bargained and sold, and by these presents do transfer and convey unto the said Larry S. Capps and wife, Elsie Mai Capps 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 13th Civil District of Davidson County, Tennessee,

Being the northerly 60 feet of Lot 12 on the Plan of H. E. Simpkins Division of the Curtis Lands of record in Book 547, Page 39, RODC, Tennessee, being part of the same property conveyed to Willis J. Mayberry and wife Jennie Mayberry, by deed of record in Book 1389, Page 476, Registers Office for Davidson County, Tennessee.

"Beginning in the center of Lloyd Avenue at the northwest corner of Lot 12, thence with the center of said Avenue south 13 degrees west 60 feet to a railroad spike; thence south 88 degrees east 261.5 feet to an iron pin in a fence line. Thence north 3 degree 15 minutes east 60 feet to the south line of Lot 14 on said plan; thence north 88 degrees west 251 feet to point of beginning.

"Included in this description, but excluded from this conveyance, is a triangular tract of land conveyed to O. L. Simpkins, by deed, as same appears of record in Book 1938, page 493, RODC, Tennessee, which said tract is described as follows:

"Beginning at a point in the easterly margin of Lloyd Avenue in the northerly line of Lot 12, thence south 13 degrees west 36 feet with the easterly margin of said avenue; thence north 46 degrees east 49 feet to the southerly line of Lot 13; thence with the southerly line of Lot 13 north 88 degrees west 27 feet to the point of beginning. "

FULL RELEASE

1st April 1954

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