K 2271

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ (1,700)

ONE THOUSAND SEVEN HUNDRED AND NO/100- - - - - - - - - - - - - DOLLARS

Cash in hand paid by Marvin Neil Wright and wife, Marsy Louise Noland Wright, the receipt of which is hereby acknowledged,

We, James W. Buckner and wife, Nell Suggs Buckner,

have bargained and sold, and by these presents do transfer and convey unto the said Marvin Neil Wright and wife, Marsy Louise Noland Wright,

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 Eighth Civil District of Davidson County, Tennessee, being lot No. 14 of Section IV, on the Plan of Horton Heights as of record in Book 1835, Page 129, R.O.D.C., Tennessee more particularly described as follows:

Said lot No. 14 fronts 82.9 feet on the northerly side of Russleo Drive and extends back between lines 280.8 feet on the easterly side and 243.4 feet on the westerly side to an irregular line in the rear on which it measures 141.8 feet.

Being the same property conveyed to James W. Buckner and wife, Nell Suggs Buckner by deed from Thomas C. Summers, Trustee, or record in Book 2243, Page 164, Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 1835, Page 129, and Restrictive Covenants of record in Book 2087, Page 566, as amended by instrument of record in Book 2093, Page 49, all Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marvin Neil Wright and wife, Marsy Louise Noland Wright, their heirs and assigns, forever.

And we do covenant with the said Marvin Neil Wright and wife, Marsy Louise Noland Wright, 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.

And We, James W. Buckner and wife, Nell Suggs Buckner do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marvin Neil Wright and wife, Marsy Louise Noland Wright, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of March, 1954.

James W. Buckner

Nell Suggs Buckner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Irby G. Bryant, a Notary Public in and for said County and State, the within named James W. Buckner and Nell Suggs Buckner,

the bargainor s, 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 Nashville, Tennessee, this 16th day of March, 1954.

Commission expires April 10, 1956

Irby G. Bryant
Notary Public

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